



# INNER HARBOR LOFTS

36 South Paca Street • Suite 114 • Baltimore, MD 21201  
 Tel: 410-752-7777 • Fax: 410-576-9610

## Application for Residency



APT. SIZE		FOR APARTMENT #		MOVE IN DATE	
<b>APPLICANT</b>				<b>CO-APPLICANT</b>	
Applicant Name (include Jr. or Sr. if applicable):				Co-Applicant Name (include Jr. or Sr. if applicable):	
Social Sec. No:		Date of Birth:		Social Sec. No:	
Home Phone:		Daytime Phone:		Home Phone:	
Driver's License No./State:	Student: ___ Yes ___ No	Mother's Maiden Name:		Driver's License No./State:	Student: ___ Yes ___ No
Vehicle Make/Model/Year/Tag #:				Vehicle Make/Model/Year/Tag #:	
<b>Provide Addresses for prior 24 months</b>				<b>Provide Addresses for prior 24 months</b>	
Present Address (street, city, state, zip code)				Present Address (street, city, state, zip code)	
Own Rent M/I Date: _____ Lease Expires: _____ Rent/Mort. Amt. \$ _____ Present Landlord: _____ Tel.: _____				Own Rent M/I Date: _____ Lease Expires: _____ Rent/Mort. Amt. \$ _____ Present Landlord: _____ Tel.: _____	
Former Address (street, city, state, zip code)				Former Address (street, city, state, zip code)	
Own Rent M/I Date: _____ Lease Expires: _____ Rent/Mort. Amt. \$ _____ Present Landlord: _____ Tel.: _____				Own Rent M/I Date: _____ Lease Expires: _____ Rent/Mort. Amt. \$ _____ Present Landlord: _____ Tel.: _____	
Person(s) to occupy apartment in addition to applicants:					
Name:		Relationship:		Social Sec. No.:	
Date of Birth:		Social Sec. No.:		Date of Birth:	
Name:		Relationship:		Social Sec. No.:	
Date of Birth:		Social Sec. No.:		Date of Birth:	
Name:		Relationship:		Social Sec. No.:	
Date of Birth:		Social Sec. No.:		Date of Birth:	
Pet: Yes No		Type:		Breed:	
Size:		Description:			
<b>APPLICANT EMPLOYMENT INFORMATION</b>				<b>CO-APPLICANT EMPLOYMENT INFORMATION</b>	
Name & Address of Employer:		Yrs. on this job:		Name & Address of Employer:	
Monthly Income:		Self Employed		Name & Address of Employer:	
Self Employed		\$		Yrs. on this job:	
Position/Title/Type of Business:		Personnel Phone:		Monthly Income:	
Self Employed		\$		Self Employed	
Position/Title/Type of Business:		Personnel Phone:		Position/Title/Type of Business:	
Personnel Phone:		Personnel Phone:			
If employed in current position for less than one year or if currently employed in more than one position, complete the following:					
Name & Address of Employer:		Dates (from-to):		Name & Address of Employer:	
Monthly Income:		Self Employed		Name & Address of Employer:	
Self Employed		\$		Yrs. on this job:	
Position/Title/Type of Business:		Personnel Phone:		Monthly Income:	
Self Employed		\$		Self Employed	
Position/Title/Type of Business:		Personnel Phone:		Position/Title/Type of Business:	
Personnel Phone:		Personnel Phone:			
<b>MONTHLY INCOME AND COMBINED HOUSING EXPENSE INFORMATION</b>					
Additional Monthly Income		Applicant		Co-Applicant	
Bonuses/Commissions/Other					
Alimony/Child Support					
Total		\$		\$	
*Self Employed Applicant(s) may be required to provide additional documentation such as tax returns and financial statements.					

**IN CASE OF EMERGENCY: (Please include one local contact)**

Name:	Address:	Tel #:	Relationship:
Name:	Address:	Tel #:	Relationship:

I hereby give consent to contact the individual listed above to discuss an emergency situation. \_\_\_\_\_ **Initials**

**APPLICANT'S LIABILITIES**

This Statement and any applicable supporting schedules may be completed jointly by both married and unmarried Co-Applicants if their assets and liability are sufficiently joined so that the Statement can be meaningfully and fairly presented on a combined basis; otherwise separate Statements and Schedules are required. If the Co-Applicant section was completed about a spouse, this Statement and supporting schedules must be completed about that spouse also.

Completed      Jointly      Not Jointly

APPLICANT LIABILITIES			CO-APPLICANT LIABILITIES		
Vehicle Lender name:	Mo. Pymt.:	Unpaid Bal.:	Vehicle Lender name:	Mo. Pymt.:	Unpaid Bal.:
Credit Account name:	Mo. Pymt.:	Unpaid Bal.:	Credit Account name:	Mo. Pymt.:	Unpaid Bal.:
Credit Account name:	Mo. Pymt.:	Unpaid Bal.:	Credit Account name:	Mo. Pymt.:	Unpaid Bal.:
Credit Account name:	Mo. Pymt.:	Unpaid Bal.:	Credit Account name:	Mo. Pymt.:	Unpaid Bal.:
Child Support/Alimony	\$		Child Support/Alimony	\$	
<b>Total Liabilities:</b>	\$		<b>Total Liabilities:</b>	\$	

**DECLARATIONS**

**If you answer "yes" to any questions a through e, please use continuation sheet for explanation.**

	Applicant		Co-Applicant	
	Yes	No	Yes	No
a. Are there any outstanding liens or judgements against you?	n	n	n	n
b. Have you been declared bankrupt within the past 7 years?	n	n	n	n
c. Have you had property foreclosed upon or given title or deed in lieu thereof in the past seven years?	n	n	n	n
d. Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation, bond, or loan guarantee? If yes give details as described in the preceding question?	n	n	n	n
e. Are you a co-maker or endorser on a note?	n	n	n	n
f. Are you a U.S. citizen?	n	n	n	n
g. Are you a permanent resident alien?	n	n	n	n
h. Do you intend to occupy the property as your primary residence?	n	n	n	n
i. Have you been convicted of a felony?	n	n	n	n

**Statutory Disclosure (Maryland Code, Real Property Article, B-213)**

(a) If a landlord requires from a prospective tenant any fees other than a security deposit as defined by Section 8-203(a) of this subtitle, and these fees exceed \$25, then the landlord shall return the fees, subject to the exceptions below, or be liable for twice the amount of the fees in damages. The return shall be made no later than 15 days following the date of occupancy or the written communication, by either party to the other, of a decision that no tenancy shall occur.

(b) The landlord may retain only that portion of the fees actually expended for credit check or other expenses arising out of the application, and shall return that portion of the fees not actually expended on behalf of the tenant making application.

(c) This section does not apply to any landlord who offers four or less dwelling units for rent on one parcel of property or to seasonal or condominium rentals.

Do you have a pet? Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, a (\$200) two hundred dollar non-refundable pet deposit.

Move in Date \_\_\_\_\_ Unit Size \_\_\_\_\_

**Deposits**

Monthly Rent \_\_\_\_\_ Processing Fees: Application Fees \$ \_\_\_\_\_

Security \_\_\_\_\_ Non-refundable cat deposit \_\_\_\_\_ Pro-Rata Rent \_\_\_\_\_

Total Monthly Payment \_\_\_\_\_ Date of Deposits \_\_\_\_\_ Total Due on Move-In Day \_\_\_\_\_

I HEREBY AFFIRM that my answers to the foregoing questions are true and correct and that I have not knowingly withheld any fact or circumstance which would, if disclosed, affect any application unfavorably. As an inducement to enter into the lease, I authorize you to verify any and all information contained in this application and to inquire into my character, general reputation, personal characteristics and mode of living, and I release all concerned from any liability, in connection with any information they give, I understand that, as part of this investigation, a visit to my present residence may be made. I have also been advised that I have the right, under the Fair Credit Reporting Act, Section 606(b) to make a written request, within a reasonable time for a complete and accurate disclosure of the nature and scope of my investigation (subject to the Statutory Disclosure above). I hereby leave \$25 with management in connection with the application for residency as a non-refundable payment for processing the application. I hereby leave (\$ \_\_\_\_\_) security deposit as good faith in connection to this application. If, for any reason, management decides to decline my application, then management will refund the good faith deposit to me in full. If the landlord approves this Application either orally or in writing. Applicant agrees to enter into a Lease with Landlord on the Landlord's standard form of Lease Agreement, a copy of which has been made available for Applicant's review. If Landlord approves this Application and Applicant fails or refuses to sign the Lease Agreement. Applicant shall be liable for all damages incurred by Landlord (including rent) as a result of Applicant's failure to execute the Lease. However, Applicant may cancel or withdraw his or her application without any liability within 72 hours after notice of Application approval.

Applicant Signature	Date:	Applicant Signature	Date
X		X	
Management Representative Signature	Date:		
X			

CONSUMER AUTHORIZATION TO OBTAIN CONSUMER REPORT

“I hereby authorize Inner Harbor Lofts to obtain a consumer report, and any other information it deems necessary, for the purpose of evaluating my application. I understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment/salary details, vehicle records, licensing records, and/or any other necessary information. **I hereby expressly release Inner Harbor Lofts, and any procurer or furnisher of information, from any liability what-so-ever in the use, procurement, or furnishing of such information, and understand that my application information may be provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies.**”

\_\_\_\_\_  
**Consumer Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Consumer Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Leasing Agent Signature**

\_\_\_\_\_  
**Date**