

1. If the owner of the apartment community approves this Application, either orally or in writing, Applicant(s) agree that within five (5) days of having been sent notice of the approval of this Application, to enter into a Lease in conformity with this Application on the owner's standard form of Lease Agreement (a copy of which has been made available for Applicant(s) to review).

2. If the owner of the apartment community approves this Application, and Applicant(s) do not enter into a Lease as aforesaid, the owner of the apartment community may, at its option, rescind its approval and lease the Apartment to a third party.

3. If a Landlord requires from a prospective tenant any fees other than a Security Deposit as defined by Section 8-203(a) of the Real Property Article of the Annotated Code of Maryland, and these fees exceed \$25.00, then the Landlord shall return the fees, subject to the exceptions below, or be liable for twice the amount of the fees in damage. The return shall be made no later than fifteen (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.

4. The Landlord may retain only that portion of the fees actually expended for a credit check or other expenses out of the Application, and shall return that portion of the fees not actually expended on behalf of the tenant making application.

5. Items 3 and 4 of this Lease Application, aforesaid, do not apply to a Landlord who offers four (4) or less dwelling units for rent on one (1) parcel of property or at one (1) location, or to seasonal or condominium rentals.

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 my Application unfavorably. As an inducement to enter into a Lease, I authorize you to secure from a consumer reporting agency an investigative consumer report. This report may contain, but would not be limited to, a consumer credit report, a criminal history records investigation, a rental history and verification of my residences, employment and income. I further authorize you and the consumer reporting agency 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 the information they give. I authorize you to obtain subsequent consumer reports, including consumer credit reports and/or criminal history records investigations, in connection with any renewal or extension of any Lease I may enter into and/or the collection of any debt which I may owe. I have been advised that I have the right, under the federal Fair Credit Reporting Act, Section 1681d(a)(1), and under Section 14-1204 of the Commercial Law Article of the Maryland Code, to make a written request of you, within a reasonable time, for a complete and accurate disclosure of the nature and scope of the investigation. I have also been

advised that I have the right under Section 1681d(a)(1) to make a written request of the consumer reporting agency, within a reasonable time, for a summary of consumer rights.

By signing this application, I confirm that I have never been convicted of or pled guilty or no contest to a misdemeanor or felony, been evicted or asked to move out, and have not filed bankruptcy within the last 5 years.