

TAYLOR PROPERTIES LIMITED

5506 Connecticut Ave N.W
Washington, D. C. 20015
PHONE 202-362-0445 FAX 202-362-0446

RENTAL APPLICATION

The following policies apply to all Rental Applications presented for properties being offered for rent by Taylor Properties Limited

Part A – General Policies

1. Part E of this form must be fully completed, including applicant's signature and application fee, in a legible manner with all requested information provided before Taylor Properties Limited will begin the evaluation process.
2. Each prospective adult resident at the property must be a party to the lease and therefore, provide a completed application for evaluation.
3. Applicant(s) must have a gross monthly income of at least three times the monthly rent. Any and all combinations of two applicants must be able to meet this criterion.
4. The applicant(s) must have a credit report and references, which, at the discretion of Taylor Properties Limited and the owner, show an acceptable level of responsibility as well as the ability to meet all obligations.
5. Each complete application will be processed in order received.
6. Owner/Landlord shall choose applicant at his sole discretion, regardless of order of receipt of competing applications.
7. When an application is approved and accepted by the Landlord, prospective tenant(s) will be notified by Taylor Properties Limited of their acceptance. Applicant will have 48 hours from receipt of notice of acceptance to execute the lease and provide a full security deposit. Security deposit will be paid by certified funds, cashiers check or money order. Personal checks will not be accepted.
8. If an accepted applicant does not comply with paragraph 7 above, Owner/Landlord or his agent, may withdraw offer to rent.
9. In no event shall application fee be refunded to applicant.

Part B – Landlord’s Offer to Rent

Property _____

Rent: _____ Start Date: _____ Term: _____

Pet Policy: ___ no pets allowed
 ___ small caged pets only (fish, hamster, etc.)
 ___ cats and/or small dogs only
 ___ all OK with Owner/Landlord approval

Part C – Agency

Part D – Authorization to Obtain Consumer/Credit Report

The applicant hereby authorizes Taylor Properties Limited to order and obtain a credit/consumer report from a credit/consumer reporting agency. Cost of said credit/consumer report is to be paid for by applicant at time of submitting this application. As a prospective Lessee, you are hereby notified that Taylor Properties Limited and all affiliated agents represent the Owner/Landlord of the above referenced property. Taylor Properties Limited and affiliated agents have an obligation of absolute fidelity and loyalty to protect and promote the interest of the owner. Detailed results of the credit report may be shared with the property owner. However, the agent(s) are not relieved from their statutory obligations to others. They must treat you honestly, fairly and ethically.

_____ date
applicant

The trust of the information contained herein is essential, and if the Landlord/Agent determines that any answer or statement contained herein is false or misleading, any lease granted by virtue of this application may be cancelled at the option of the Landlord/Agent. This application shall become part of any lease agreement executed between the Landlord and/or Agent and the applicant and **ANY FALSE OR MISLEADING** statement shall be considered a **SUBSTANTIAL** breach of said lease. After this application has been processed, the Landlord/Owner may be contacted for final approval. Applicant will be contacted when approval is received or denied. If Landlord is out-of-state or overseas, it may take longer to obtain formal approval of tenancy.

I understand that this **APPLICATION DOES NOT CONSTITUTE A COMMITMENT** to lease or rent and that a **WRITTEN LEASE WILL BE PREPARED** if my application is approved. I further understand that the lease **MUST BE SIGNED BY BOTH THE LANDLORD AND/OR ITS AGENT AND MYSELF TO BE VALID**. Should I sign a lease, I am prepared to deposit with Taylor Properties Limited a security deposit in an amount not to exceed the maximum security deposit permitted by law and in accordance with the risks to the property involved.

I understand that any or all of the information given here may be used by the Landlord and/or its Agent to determine my qualifications. I hereby give my consent to Taylor Properties Limited to consult with any of the persons named or not named who have direct knowledge of my financial reliability. **In the event applicant is applying to become a party to a pre-existing lease, results of credit check may, at discretion of Taylor Properties, LTD., be shared with current leaseholders.**

I have read and understand parts A, B, C, and D of this application:

_____ Date
(applicant sign here)

\$35.00 NONREFUNDABLE APPLICATION FEE PAYABLE TO TAYLOR PROPERTIES LIMITED
DUE WITH APPLICATION.

Part E - Tenant's Offer to Rent _____

Address of Property: _____ Rent: _____

Personal Information

Full Name of Applicant _____

Applicant's Current Address (street name, #, apt #) _____

City, State _____ Zip Code _____

Home Phone: _____ Office Phone: _____ Cell Phone: _____

Email address: _____

Income (total, all sources) _____ Soc. Sec.# _____ Date of Birth _____

Name of Co-Applicant 1. _____ 2. _____

3. _____ 4. _____

Dependents @ Premises 1. _____ 2. _____

3. _____ 4. _____

Do you have pets? yes or no (circle one) Describe pet(s) _____

In Case of Emergency, Notify: _____ Phone: _____

References

1. Current Landlord Name _____ Phone _____

Date Moved In _____ Rent _____

2. Previous Landlord Name _____ Phone _____

Your Previous Address _____

Dates of Occupancy _____ Rent _____

3. Employer _____ Position _____

Name of Supervisor _____ Phone _____

Dates Employed _____ Salary _____

4. Previous Employer _____ Position _____

Name of Supervisor _____ Phone _____

Dates Employed _____ Salary _____

DISCLOSURE OF AGENCY RELATIONSHIP

This notice is information required by law and is NOT A CONTRACT.

We, the Tenants, acknowledge receipt of a copy of this disclosure and that TAYLOR PROPERTIES LIMITED, and KATHERINE M. REDD are working as LANDLORD'S AGENT.

SIGNATURE

DATE:

PROPERTY ADDRESS: