

Sunshine Realty

1508 17th Street NW Washington, DC 20036 - Phone: (202) 234-9360 - Fax: (202) 234-9367

DATE: _____
APPLICATION FEE: \$50.00

TO AVOID DELAYS PLEASE PRINT LEGIBLY OR TYPE The undersigned hereby makes application to rent the premise know as:

_____. Beginning on _____ for a total rent of \$ _____ payable in _____ installments of \$ _____ the first payable in advance and _____ upon arrival at the property. Each adult to occupy the premises must appear on lease, qualify individually and fill out a separate application.

Applicant's Full Name Present Address:

City: _____ State: _____ Zip: _____
Home Phone: _____ Work Phone: _____

Occupied From _____ To _____ Rent: \$ _____

Name of Landlord or Mortgage Co. _____

Phone Number(s) _____

Have you ever declared bankruptcy? ____ Yes ____ No

Have you ever been summoned to landlord/tenant court? ____ Yes ____ No

Current Employer: _____

Monthly Salary _____ Employed From _____ To _____

Business Address _____ Phone Number: _____ Position: _____

Supervisor: _____ IF CURRENT EMPLOYER IS LESS THAN

ONE (1) YEAR, GIVE COMPLETE PREVIOUS EMPLOYER INFORMATION

Previous Employer _____ Monthly Salary _____

Employed From _____ To _____ Business Address _____

Phone Number: _____ Position: _____

Supervisor: _____

IF SELF-EMPLOYED ATTACH A COPY OF LAST YEAR'S TAX FORM 1040, PAGE 1 AND SCHEDULE C.

MILITARY PERSONNEL: ATTACH A COPY OF CURRENT TRANSFER ORDERS. Applicant's Initials: _____

IF EMPLOYER REFUSES TO VERIFY APPLICANT'S EMPLOYMENT

INFORMATION BY PHONE, IT SHALL BECOME THE RESPONSIBILITY OF APPLICANT TO PROVIDE

WRITTEN CONFIRMATION FROM THE SAID EMPLOYER. I, the undersigned, hereby authorize the owner or the owner's agent to whom this application is made and any credit bureau or other investigative agency used by such owner or owner's agent to investigate, report and disclose to the owner/owner's agent the result of the references herein listed, settlement and other data obtained from me or any other person pertaining to my credit, employment, rent history and financial responsibility. I certify that I have read this entire application, that the information set forth in this application is true and correct, and that I have not withheld any information which, if disclosed, would affect this application unfavorably. This application the content hereof shall be part of my lease, the truth of the information contained herein is essential, and if the owner or owner's agent determines any answer or statement herein to be false or misleading this application is rejected. I agree that any lease granted by virtue of this application maybe cancelled by the owner or the owner's agent at any time.

Applicant's Full Name Applicant's Signature: _____

Social Security No. _____ Driver's License No. _____ State: _____

Date of Birth: ____/____/____ (DD/MM/YYYY)

Date: _____ THIS RENTAL UNIT: _____ IS NOT REGULATED BY THE RENTAL HOUSING ACT OF 1985 _____ IS REGULATED BY THE RENTAL HOUSING ACT OF 1985 YOUR LEASE ADDENDUM WILL REFLECT THE RENT CEILING

Applicant's Initials: _____

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The premises are to be occupied by the following number of occupants. 1. All persons listed below including tenants/co-signers must appear on lease, each of whom shall have joint and several liabilities under all terms of the lease. Last Name First Middle Initial Suffix (Jr., Sr., etc.)

1 _____

2 _____

3 _____

Do you have a pet? ____ Yes ____ No

The following contingency shall be satisfied by ____ owner ____ applicant(s) on or before _____. The

following additional provisions are a part of this application. Name of nearest living

relative _____ Phone _____

Address _____

_____ If the rental unit is not separately metered Tenant will be responsible to pay the following percentage for utility services: Water/Sewer % Electricity % Gas % Other % REQUIREMENTS Any incomplete application will not be processed. Monthly rent may not exceed 33% of your gross monthly income. A satisfactory reference from your previous landlords. A satisfactory credit rating. Verification of employment Post dated checks not drawn in applicant's name are not accepted. If you are unable to meet the above qualifications, a qualified co-signer will be considered. The application, however, will not remain pending exclusively for you while you are locating a co-signer. Signatures to the lease, not affixed in the presence of property manager must be notarized. With this application I: (1) Will submit a non-refundable application fee of \$40.00 for each adult applicant regardless of whether or not this application is approved; (2) Agree to submit a security deposit equal to one month's rent with this application; (3) Having submitted this completed application, it is agreed that the property will be held exclusively for me until or if a decision has been made to the contrary. If this application is rejected by the owner or the owner's agent the security deposit and any rent received hereunder shall be returned to the applicant as soon as practical. If I am approved for the property applied for, I will sign a lease on or before _____

_____ (the date the lease shall commence). Applicant's Initials: _____

_____ DISCLOSURE I, the undersigned, understand and agree that if this application is approved and I have been notified of such approval by the owner or the owner's agent, if I thereafter fail to sign a lease and/or occupy the premises when they are made available to me, they the security deposit that I submitted will be forfeited and applied to loss of rent incurred by the owner without limiting the rights of the owner to claim further damages against me. Sunshine Realty, L.L.C. subscribes to the standards for equal housing as published by the National Association of Realtors and abides by all local, state and federal laws concerning fair housing. Unless you have established fiduciary relationship with your real estate agent, it is understood that the agent assisting you is the agent for the property owner. We are obliged by law treat you honestly and fairly. In that connection, we must (1) Offer the property without regard to race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, family responsibility, matriculation, political affiliation, physical handicap, source of income or place of residence, or business of an individual. (2) Present all offers promptly to the property owner/manager. (3) Disclose material facts known about the property. _____ This property was built or renovated before 1975, be advised that the property is likely to contain lead paint. APPROVED BY _____

DATE _____ MANAGEMENT RECEIPT OF APPLICATION _____

DATE _____ TIME _____ MANAGER INITIALS _____ RETURNED TO AGENT _____

DATE _____ TIME _____ REASON: _____

INCOMPLETE _____ COUNTER _____ OTHER _____

Applicant's Initials: _____