



320 S. Jefferson St.
Frederick, MD 21701

RENTAL APPLICATION

O: (301) 673.2300
F: (301) 673.2273

Email: justrightpm@gmail.com

PLEASE PRINT CLEARLY OR TYPE

Property Address: _____

Lease Term: _____ Desired Move In Date: _____

Monthly Rent: _____ Plus: Water / Gas / Elec / Trash / Other

A non-refundable fee of \$30 per adult (anyone over the age of 17) is to be used to conduct a credit/background check and process the application with the understanding that this application is subject to approval. When approved and accepted, the Applicant(s) agrees to execute a Lease and to pay any balance due on the security deposit within 3 days of being notified of acceptance and before possession is given

A security deposit in the amount of _____ (equal to 1 month's rent) is to be given to Just Right Property Management, LLC to secure the property with the clear understanding that this application is subject to approval. This application has no leasehold interest in the property until there is a Lease.

In compliance with the Federal Fair Housing regulations, the Property shall be made available to all persons without regard to race, color, religion, national origin, sex, physical or mental handicaps, familial status or any additional protected classes specified by the State of Maryland or local jurisdiction.

Applicant #1

Name: First: _____ Middle: _____ Last: _____ Military: _____
 Address: _____ Y/N
 City: _____ State: _____ Zip: _____
 Social Sec #: _____ DOB: _____
 DL #: _____ State: _____
 Phone #: _____
 Email: _____

Applicant #2

Name: First: _____ Middle: _____ Last: _____ Military: _____
 Address: _____ Y/N
 City: _____ State: _____ Zip: _____
 Social Sec #: _____ DOB: _____
 DL #: _____ State: _____
 Phone #: _____
 Email: _____

Additional Occupants

	Name: First/MI/Last	DOB:	SSN:	Military
#3	_____	_____	_____	Y/N
#4	_____	_____	_____	Y/N
#5	_____	_____	_____	Y/N
#6	_____	_____	_____	Y/N
#7	_____	_____	_____	Y/N

Pet Information

Cat/Dog	Name	Breed	Age	Weight	Color	Sex	Altered
_____	_____	_____	_____	_____	_____	_____	Y/N
_____	_____	_____	_____	_____	_____	_____	Y/N
_____	_____	_____	_____	_____	_____	_____	Y/N
_____	_____	_____	_____	_____	_____	_____	Y/N

There may be an additional Deposit required for Pets and/or an additional monthly fee.

Current Landlord

Name: _____ Phone #: _____ How Long: _____
 Unit Address: _____ Monthly Rent: _____
 If less than 2 years provide previous address & landlord: _____

RENTAL APPLICATION Cont.

CURRENT EMPLOYMENT- Applicant #1

Employer Name: _____ Phone #: _____
Supervisor: _____ Your Position: _____ Salary: _____

CURRENT EMPLOYMENT- Applicant #2

Employer Name: _____ Phone #: _____
Supervisor: _____ Your Position: _____ Salary: _____

VEHICLE INFORMATION

Year Car/Truck Make Model Color Current Registration
Y/N
Y/N
Y/N

BANKRUPTCY/JUDGMENTS

Have you ever filed bankruptcy? Y/N If so, when: _____ Discharge Date: _____
Are there any Judgments against you? Y/N If so, when & why: _____

CRIMINAL HISTORY

Have you or anyone on this application, ever been evicted, asked to leave a property, moved to avoid an eviction, or moved because of any problem with a tenant or landlord? Y/N If yes, please explain: _____
Have you or anyone on this application, ever plead no contest to, plead guilty to, or been convicted of any felony; or ever plead no contest to, plead guilty to, or been convicted of any misdemeanor involving drugs, alcohol, gangs, DUI, weapons, children, violence, or theft? Y/N If yes, please explain: _____
Are there any criminal cases currently filed or pending against you or any prospective occupant? Y/N If yes, please explain: _____
Have you or anyone on this application, been placed on probation, parole, released from jail/prison? Y/N If yes, please explain: _____
Have you or anyone on this application, ever been or currently are a member of a gang? Y/N If yes, please explain: _____

The Applicant(s) hereby authorize Just Right Property Management, LLC to order and obtain a consumer/credit report. I hereby authorize the Owner or 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 and to report and disclose to the Owner and the Owner's Agent the results of the references herein listed, statements and other data obtained from me or from any other person pertaining to my credit, employment rent history, and financial responsibility. The Owner may review any and all information.

Applicant(s) will be contacted when an Approval or Denial is received. In the event the application is approved and the Applicant fails for any reason to sign a Lease within the 3 days allotted the Owner/Owner's Agent shall RETAIN 75% of the security deposit. The balance of the Deposit, if any, will be returned to the Applicant within 15 days from receipt of written communication, by either party to the other, of a decision that no tenancy shall occur. In the event, that the application has been Denied then the Deposit will be returned in full to the Applicant within 15 days.

Should I sign a Lease for the above referenced Property managed by Just Right Property Management, LLC, I am prepared to Deposit with Just Right Property Management, LLC a security deposit not to exceed that maximum security deposit permitted by Law and in accordance with the risks to the property involved. I understand that the rate of interest on the security deposit is 3% simple interest per annum. If a security deposit is required, I understand that I may make a written request to the Landlord/Agent within 15 days prior to occupancy for a list of all existing damages. I agree that I shall apply for all utilities services before taking occupancy of the Lease premises and agree to pay all applicable utilities and that it is my responsibility to pay any deposits the utility companies may require. The Applicant hereby waives any claim for damages for any reason of non-acceptance of this application.

The undersigned Applicant(s) affirms under the penalties of perjury that I have read and understand this application and that my answers to the questions asked are true and correct to the best of my personal knowledge, information and belief and that I have not knowingly withheld any fact or circumstances which would, if disclosed, affect my application unfavorably.

Applicant Signature: _____ Date: _____
Applicant Signature: _____ Date: _____

The following MUST be provided with the Application in order to process

- Rental Application
Application Fee- \$30/adult
Pay Stubs- 2 most recent
Copy of Drivers License
2 Months Bank Statements
Voucher Information (if applicable)
Security Deposit= 1 months rent (to secure the property)

FOR OFFICE USE ONLY

Declined: _____ Approved: _____ Re. Sec. Dep. _____ Reviewed By: _____

Rental Application Process

* Application fee is \$30 per person over the Age of 18. Application fee must be paid in cash, certified check, or money order in order for application to be processed.

* All Applications MUST include proof of income (most recent pay stubs, disability benefits letter, voucher information, etc.), copy of Photo ID, application filled out in its entirety, past 2 months of bank statements, and the application fee.

* Each Applicant will have a full background check done including but not limited to: credit, criminal, previous landlord, and employment.

Credit history: We look at credit history on a case by case basis. If you have a poor credit history, a steady job with sufficient income, and a good rental history we could work with you.

Criminal background: We will run a full nationwide criminal check. Your application will automatically be denied for any Felony or violent charges within the past 10 years.

Rental history: We will look at your rental history for the past 5 years. If there are any evictions or judgments that come up we may automatically deny you. If you have any of these we strongly encourage you to include a letter of explanation.

Initials

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