American Management
2612 Maryland Ave #2
Baltimore, MD 21218
Office: 410-366-2100
Fax: 410-662-8944

STUDENT APPLICATION

Applicant gives American Management permission to contact any of the persons or companies listed in this application. Proper consideration of the applicant can only be given in the event the application is completed in full. This application will be rejected if any of the information is found to be false. American Management adheres to all laws pertaining to fair housing. *American Management does not permit the use of reusable screening reports.

For students: We understand there may not be income/credit so a co-signer may be offered.

APPLICATION FEES

In order to be processed, a $45.00 fee must accompany this application. Checks are made to American Management. Checks or money orders only, please.

The landlord may retain only that portion of the fees actually expended for a 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 the application. This section does not apply to any landlord who offers four or less dwelling units for rent on one parcel of property or at one location, or to seasonal or condominium rentals.

The $45 fee for credit check and expenses arising out of the application are allocated as follows:
(a) $22 for reimbursement for cost of credit report and
(b) $23 for administrative fee for application/credit report/rental verification review.

NOTICE: American Management is committed to ensuring equitable access to housing. Applicants with a felony conviction may be eligible for a waiver of application fees. If you believe you qualify for a waiver, you are required to submit a paper application.

APPLICATION

This application is for one person only. ***All adult residents of the dwelling must fill out an application.***

Unit Applied For:_____

Monthly Rent of unit applied for:_____ **Date of Occupancy**:_____

Full Name:_____

Date of Birth:_____ **Social Security Number**:_____

Driver's License Number/ State:_____

Present Address including Zip Code:_____

_____

Home Phone:_____**Cell Phone**:_____**Work Phone**:_____

Email Address:_____

How Long at Present Address:_____ **Monthly Fee at Present:**_____

Your Lease Expires:_____L**andlord's Name, Address and Phone**:_____

_____

Your Previous Address + Zip: _____

_____

Previous Landlord's Name, Address, Zip + Phone:_____

_____

Other Persons that will occupy the dwelling unit to which you are applying:

Name:_____**Relationship**:_____

Name:_____**Relationship**:_____

Name:_____**Relationship**:_____

Name:_____**Relationship**:_____

Will You Have Pets? Yes____ No_____

If Yes, please describe. List Type, Number, Weight of Pets:_____

_____

(Separate pet addendum will also be incorporated into lease.)

In Case of Emergency, Notify:_____

Relationship to You:_____

Their Phone:_____

Their Address:_____

Failure to sign the lease after being notified of acceptance shall cause the applicant's rental deposit to be forfeited as liquidated damages. However, if the applicant's application is not approved, the rental deposit will be refunded. The application fee is not refundable.

If landlord, at his discretion, decides to refund the security deposit of an applicant that has been accepted but does not move in, a charge of $75.00 will be subtracted from the applicant's security deposit for administrative expense to the landlord.

By signing the application, you are giving permission to American Management to secure a credit report in which will be detailed information on your credit history.

Signature_____ **Date**_____

For Office Use:

Fee____ Deposit____ Credit Report_____ Accepted_____ Lease Mailed_____

AMERICAN MANAGEMENT II, LLC
RENTAL APPLICATION CRITERIA

*American Management does not permit the use of reusable tenant screening/credit reports.
Applicants will be evaluated on an individual basis for credit & income worthiness.
NOTICE: American Management is committed to ensuring equitable access to housing.

CRIMINAL HISTORY SCREENING AND APPLICANT RIGHTS

American Management II, LLC conducts criminal history screening in accordance with applicable Maryland law and its Criminal History Screening Policy. Applicants are initially evaluated based on noncriminal rental qualifications, including income, credit, and rental history. Certain criminal convictions may be considered only after a conditional offer of tenancy has been extended, as required by Maryland law.

Criminal history will be considered only to the extent permitted by applicable law and American Management II, LLC's Criminal History Screening Policy.

Applicants may provide information concerning inaccuracies in their criminal history records, evidence of rehabilitation, and other mitigating factors in response to criminal history screening. An individualized assessment will be conducted.

Applicants with a felony conviction may be eligible for a waiver of application fees. If you believe you qualify for a waiver, you are required to submit a paper application. If you have a felony conviction and would like to request a waiver, please email leasing@americanmanage.com and request a paper application. Paper applications can also be found on our website, www.americanmanage.com, under the "Tenant Services" tab. Completed applications and waiver requests should be emailed to leasing@americanmanage.com

In addition to this rental application, you will also be required to provide a copy of a valid form of identification, proof of income, and 3 years of residential history as well as an email address or mailing address for your rental references.

Income is demonstrated with recent pay stubs, bank statements showing deposits of stated income, SSA, recent tax returns, housing vouchers, and other verifiable means of income.

Each resident over the age of 18 must submit a separate rental application. Applications must be complete with full legal name, current address, date of birth, social security number, residential history, current income/employment history, etc. Incomplete applications will not be processed.

The application fee is nonrefundable except to the extent a refund is required by applicable Maryland law

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The landlord may retain only that portion of the fees actually expended for a 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 the application. This section does not apply to any landlord who offers four or less dwelling units for rent on one parcel of property or at one location, or to seasonal or condominium rentals.

The $45 fee for credit check and expenses arising out of the application are allocated as follows: (a) $22 for reimbursement for cost of credit report and (b) $23 for administrative fee for application/credit report/rental verification review.

If applicants are asked to provide a co-signer, the co-signer must also submit an application via our website and provide a valid photo ID plus recent pay stubs or other supporting financial documents.

With approved applications and a signed lease, security deposits are not refundable until 45-days after the lease agreement end date.

We do not offer month to month leases.

Email notifications are sent upon review of rental applications (3 to 5 business days). Please track email for updates about application status.

For requested move-ins within 10 days of application approval, we require all funds whether for the security deposit OR rent be paid with certified funds such as a certified bank check or money order no exceptions.

Pet Policy American Management is a 3rd party, scattered site property management company. We have a standard pet policy that most of the property owners use as their pet policy for their given properties. Some owners, though, have varying pet policies. Each market ad for a given house or apartment that is available will list the pet policy for that address.

American Management standard pet policy is as follows unless the pet(s) is an Emotional Support Animal (ESA) OR Service Animal as protected under the Fair Housing Act or the Americans with Disabilities Act respectively.

• Small dogs (35lbs or under)/cats okay • Breed Restrictions List of Restricted Breeds: Akita, Alaskan Malamute, American Bulldog and American Bulldog Mixes, American Pit Bull Terrier and American Pit Bull Terrier Mixes, American Staffordshire Terrier and American Staffordshire Mixes, Bullmastiff, Chow Chow, Doberman, German Shepherd,

Great Dane, Presa Canario, Rottweiler, Siberian Husky, Staffordshire Bull Terrier and Any Wolf Hybrid
• $35/month pet rent per pet unless an ESA or service animal • $200 nonrefundable pet fee per pet unless an ESA or service animal • All pet owners must sign a pet addendum for their pet(s) per our rental agreement

Avoid Paying a Cash Deposit – Qualify for FolioGuard's SDA by Obligo's Deposit-Free Move-In!

Interested in keeping more money in your pocket at move-in? We're pleased to offer you the option to qualify for a deposit-free move-in with Obligo. This simple and fast process could save you the hassle and upfront cost of a traditional cash deposit.

For more information and to see if you qualify, copy & paste this link into your browser: https://go.myobligo.com/americanmanagement-application