

Mariner's Watch

Rental Application Form

**THIS IS NOT A LEASE &
THIS DOES NOT CREATE A LANDLORD/TENANT RELATIONSHIP**

Suite #:	Rent Amount (\$):	Desired Start Date:
Garage Parking (Y/N):	Bike Storage (Y/N):	Storage Unit (Y/N):

			Date			
Name of Applicant – (Last, First, MI)		Maiden Name	SSN		Date of Birth	
Present Address			Home Phone		Work Phone	
City	State	Zip Code	How Long at Present Address?		Marital Status	
Email Address			Cell Phone		Driver's License No.	
Present Landlord/Apartment Name		City	State	Zip	Phone No.	Monthly Rent
Former Address		City	State	Zip	How Long at Former Address?	
Former Landlord/Apartment Name		City	State	Zip	Phone No.	Monthly Rent
Current Occupation			Gross Salary		Length of Employment	
Current Employer		Complete Address			Phone No.	
Immediate Supervisor's Name and Title					Phone No.	
Past Employer (if less than 6 months at current position)		Complete Address			Gross Salary	
Past Supervisor's Name and Title					Phone No.	
Additional Income (describe sources)						
In Case of Emergency Notify		Relation to Applicant		Complete Address	Phone No.	

1.	Has any civil judgment been entered against you for the collection of a debt? <input type="checkbox"/> Yes <input type="checkbox"/> No	4.	Have you ever been evicted or refused to pay rent for any reason? <input type="checkbox"/> Yes <input type="checkbox"/> No
2.	Have you filed for bankruptcy in the past 10 years? <input type="checkbox"/> Yes <input type="checkbox"/> No	5.	Have you ever been convicted of a misdemeanor? <input type="checkbox"/> Yes <input type="checkbox"/> No
3.	Have you ever been convicted of a sexual offense? <input type="checkbox"/> Yes <input type="checkbox"/> No	6.	Have you ever been convicted of a felony? <input type="checkbox"/> Yes <input type="checkbox"/> No

If you answered "yes" to any of the above questions, please explain below (use reverse side if necessary)



LIST ALL OTHER OCCUPANTS WHO WILL RESIDE IN APARTMENT: (All occupants 18 years or older must be listed and sign below)

1.	Name	SSN	Signature
2.	Name	SSN	Signature
3.	Name	SSN	Signature

FEES. A non-refundable application fee of \$ _____ is being provided by applicant with this application in order to reserve a suite to Mariner's Watch ("Management"). The application fee is retained by Management in consideration for removing a suite from the available rental list for Applicant during the application process, and for completing a background check, including, but not limited to, a criminal background check and credit report of the Applicant. Applicant may also deposit a non-refundable suite holding fee of \$ _____. The suite holding fee is given in consideration for the management to remove the Applicant's desired suite from the available rental list during the application process. If a suite holding fee is not left with the application, the management will not hold the desired suite while conducting a credit and background check of the Applicant. The application fee and suite holding fee will become non-refundable upon receipt by Management, whether or not the Applicant is approved or denied, and whether or not Applicant actually executes a lease and takes possession of a suite.

VERIFICATION. The Applicant agrees to provide documentation to Management necessary to substantiate present or prior earnings which are to be considered as a basis for payment of rent. This application and deposit are taken subject to previous applications. The Applicant shall provide management with a photocopy of his/her driver's license. The Applicant further authorizes Management to conduct background and investigative checks on Applicant that Management deems necessary in its sole discretion including, but not limited to, credit checks, rental history, criminal history, income verification, and reference checks, now or in the future, in the event Applicant seeks to renew his/her lease with Mariner's Watch.

APPROVAL. Once Applicant is notified by Management that the application has been **approved** by Management, Applicant will be required to submit to Management a sum equal to one (1) month's rent ("Security") in consideration for Management withdrawing the suite from the list of available suites, and holding the suite until Applicant executes a lease and takes possession of the suite. Once Applicant executes a lease, the Security provided by Applicant will be held as a security deposit under the lease. In addition, Applicant is required to submit to Management a sum equal to one (1) month's rent for the first month of the lease term. The lease term commencement will be governed by the terms of the lease agreement executed by Applicant and Management. In the event that Applicant fails to execute a lease for the suite within one (1) week of being approved, Applicant will lose his/her suite, and Management will place the suite back on the market for rent and will attempt to lease the suite. If the suite is leased without any loss of rent, then the deposit paid less any costs to re-rent the suite will be refunded to Applicant. Applicant acknowledges that the apartment community is presently under construction, and accordingly, the exact date of occupancy cannot be guaranteed. Applicant releases the owner of the apartment and Crescendo Commercial Realty, LLC and their respective members, employees and agents from any loss, claim or cause of action resulting from the failure to deliver occupancy of the leased premises on the date projected in the Lease.

TRUE AND ACCURATE. The undersigned warrants and represents that all statements herein are true, and permits Management to conduct such checks as Management may deem necessary, in its sole discretion, in order to verify Applicant's statements. Should it be determined prior to or at any time during a subsequent tenancy that information given was false, Management reserves the right to terminate said tenancy immediately through legal process and without the need for a thirty (30) day notice of termination.

FAIR HOUSING. Pursuant to Fair Housing Laws, Management shall neither refuse to rent or lease an apartment to any person because of race, color, creed, religion, national origin, ancestry, handicaps, familial status, or military status of Applicant, nor discriminate in the terms offered or the services rendered.

CREDIT REPORTING. I/we, the undersigned, authorize Landlord and its agents to obtain an investigative consumer credit report including but not limited to credit history, OFAC search, landlord/tenant court record search, criminal record search and registered sex offender search. I authorize the release of information from previous or current landlords, employers, and bank representatives. This report contains information compiled from sources believed to be reliable, but the accuracy of which cannot be guaranteed. I hereby hold Landlord and its agents free and harmless of any liability for any damages arising out of any improper use of this information.

Important information about your rights under the Fair Credit Reporting Act:

- You have the right to request disclosure of the nature and scope of the investigation.
- You must be told if information in your life has been used against you.

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- You have the right to know what is in your file, and this disclosure may be free.
- You have the right to ask for a credit score (there may be a fee for this service).
- You have the right to dispute incomplete or inaccurate information. Consumer reporting agencies must correct inaccurate, incomplete, or unverifiable information.

A summary of your rights under the Fair Credit Reporting Act is available by visiting or writing (Para information en español, visite o escriba): <http://ftc.gov/credit>

Consumer Response Center, Room 130-A, Federal Trade Commission, 600 Pennsylvania Avenue N.W., Washington D.C. 20580

APPLICANT ACKNOWLEDGES THAT REGARDLESS IF HE/SHE IS APPROVED, ALL FUNDS PAID (REGARDLESS WHEN PAID) WILL BE NON-REFUNDABLE, AND THAT THIS DOCUMENT IS NOT A LEASE AND DOES NOT, UNDER OHIO LAW, CREATE A "LANDLORD/TENANT" RELATIONSHIP. NO RELATIONSHIP SHALL BE DEEMED TO EXIST UNTIL APPLICANT AND MANAGEMENT FULLY EXECUTE A LEASE FOR THE SUITE.

The provisions contained in this application constitute the entire understanding among Management and Applicant, and no promises or agreements were made by Management to Applicant except as contained herein. No promise, inducement, or representations other than those which are expressly set forth herein have been made as consideration to Applicant.

Applicant Signature

Date

Applicant Name (print)

Date

