

AMT Management
3540 Crain Highway #677, Bowie, MD 20716
Phone: 301-543-8850
Fax: 301-543-8852
Email: homes@amtrealty.net

AMT Management, LLC reserves the right to inspect the applicant's current residence as a condition of tenancy.

Required Documentation for Application Review

1. Application w/ fee \$25 for each adult applicant (payment links below)
2. Copy of your credit report with credit score, less than 30 days old
(Reports are accepted from Equifax, Transunion, and Experian only. Do not send a Credit Karma Report)
3. Completed Landlord release (past 2 landlords if rented less than a year)
4. Completed Employment release
5. Completed Pet Disclosure
6. Pay Stubs (30 days) **AND** two (2) months bank statements

******Application submitted without all the above required documents will not be considered or reviewed******

Please note:

- Rent cannot exceed 30% of income (excluding Voucher Holders)
- Minimum 625 credit score (excluding Voucher Holders paying less than 15% of rent)
- Current residence inspection mandatory
- Rhino Security Deposit Insurance is required. Do not purchase until instructed by Landlord.

Application Fee Payment Link

AMT Management Application Fee



Save cash at move-in

We've partnered with your property to replace cash deposits.

What is Rhino?

We replace your cash security deposit with smart, affordable security deposit insurance. Our insurance works like a security deposit but at a fraction of the cost. Free up money at move-in and spend your cash on the things that are important to you.

Benefits of Rhino

- **Affordability:** Rhino policies start as **low as \$750**, compared to an upfront cash deposit.
- **Fast and easy sign-up:** See if you are eligible for Rhino in less than 90 seconds.
- **Support:** Our experience team is here to help every step of the way, via email and chat 7 days a week, and over the phone on weekdays.

What is security deposit insurance?

Just like a cash security deposit, security deposit insurance protects properties during your lease. But instead of having to pay a lump sum at move-in, you pay much less for an insurance policy. It's not a deposit payment plan, you're paying less upfront to satisfy your property's deposit requirement.

What does Rhino cover?

Unlike renters insurance, which protects your belongings, Rhino insures your home for your property owner against unpaid rent and excessive damages, just like a cash deposit. But instead of you paying for that protection upfront at move-in, you pay for a low-cost insurance policy and save on your move.

Do I get my payments back at the end of the lease like a security deposit?

Rhino replaces the need for a large security deposit. Payments are not refunded at the end of your lease. In addition to paying for a Rhino policy in monthly installments, you can also elect to pay in full up front. If there's no excessive damage and you pay rent on time, you don't pay anything extra besides your monthly* (or upfront) fee.



**Ask your leasing office
about Rhino today.**

Learn more at sayrhino.com

Rhino New York LLO (Rhino Insurance Agency in California) (Rhino) is a licensed insurance agency. Coverage is subject to actual policy terms, conditions and exclusions and is currently not available in HI, MT, ND or WY. Coverage is subject to underwriting approval and may not be available to all persons, even if offered in your state. Landlords may be afforded coverage under insurance placed/underwritten by Rhino, and landlords may select a coverage limit that is greater than the amount of a cash security deposit. Rhino acts as a general agent for various insurance carriers. In AK, CT, DE, IN, KY, MD, ME, NY, OH, PA, SD, TN & WV, insurance is underwritten by carriers with an A.M. Best rating of "A- (Excellent)" or better. In the remaining states, insurance may be underwritten by a nonadmitted, excess/surplus lines carrier that is not licensed in that state.

NOTICE REGARDING
INVESTIGATIVE CONSUMER REPORTS

AMT Management, LLC ("the Company") may also obtain an "investigative consumer report" and/or a "consumer report" on you from a consumer reporting agency.

Such a reports may contain information regarding your criminal history, credit history, tenant history, employment history or other information about you. The information may bear upon your character, general reputation, personal characteristics, and/or mode of living.

The consumer reporting agency that may prepare an "investigative consumer report" on you for the Company is American Tenant Screen, Inc., 24 S. Newtown Street Rd, Suite 200, Newtown Square, PA, 19073; (800-888-1287). The information contained in an "investigative consumer report" may bear upon your character, general reputation, personal characteristics, and/or mode of living.

Please be advised that the nature and scope of the most common form of investigative consumer report that may be ordered by the Company is an investigation into your tenant/rental history. During such an investigation, American Tenant Screen, Inc. may ask questions about your tenant/rental history to certain knowledgeable individuals and provide response information to the Company.

Note: You have the right to request additional information regarding the nature and scope of any "investigative consumer report" ordered by the Company on you. You may do so by contacting the Company.

Rental Address being applied for: _____

Unit# (if applicable): _____

Applicant Signature

Date

Applicant Signature

Date

Applicant Signature

Date

LEASE APPLICATION



1. **PROPERTY ADDRESS:** _____ **DATE OF APPLICATION:** _____
2. **APPLICANT:** _____ Date of Birth: _____ Age _____
() Unmarried () Married () Separated () Divorced Social Security #: _____
Number of Dependents: _____ Names and ages: _____
Home Phone: _____ Work Phone: _____ Cell Phone: _____
E-Mail: _____ Vehicle Make: _____ Model: _____ Year: _____
Driver's License State/Number: _____ License Plate State/Number _____
3. **ADDITIONAL OCCUPANTS:** *A separate application and credit check fee is required from each applicant 18 or older, and must be attached.*
Names & ages: _____
4. **ADDRESS & RENTAL HISTORY:** *Applicant must provide current information and rental history for previous two years.*
Present Address: _____ Dates: _____
Landlord or Property Manager: _____ Phone: _____
Mo. Rent: \$ _____ Reason for leaving: _____ Email: _____
Previous Address #1: _____ Dates: _____
Landlord or Property Manager: _____ Phone: _____
Mo. Rent: \$ _____ Reason for leaving: _____ Email: _____
Previous Address #2: _____ Dates: _____
Landlord or Property Manager: _____ Phone: _____
Mo. Rent: \$ _____ Reason for leaving: _____
5. **EMPLOYMENT:** *Applicant must provide employment history for two years and additional income, if any. If applicant is self-employed, please attach photocopies for the past two years of (A) individual U.S. Tax form 1040 and (B) self-employment Tax Schedule C. If applicant is paid on an hourly or weekly basis, attach form W2 for the past 2 years and two most recent paycheck stubs.*
Present Employer: _____ Phone: _____
Supervisor: _____ Phone: _____
Business Address: _____ Supervisor Email: _____
Position: _____ Type of Business: _____ Dates: _____
Gross Monthly Wages/Salary (before deductions): _____ Average Monthly Overtime/bonuses: _____
Previous Employer: _____ Phone: _____
Supervisor: _____ Phone: _____
Business Address: _____ Supervisor Email: _____
Position: _____ Type of Business: _____ Dates: _____
Gross Monthly Wages/Salary (before deductions): _____ Average Monthly Overtime/bonuses: _____
Additional Income: _____
6. **PERSONAL REFERENCES:** *Applicant must provide two personal references that are not relatives, employers or landlords.*
Reference #1: _____ Relationship: _____
Address: _____ Phone: _____
Reference #2: _____ Relationship: _____
Address: _____ Phone: _____
7. **IN CASE OF EMERGENCY, CONTACT:** *On a separate page, list additional contacts, if any.*
Name: _____ Relationship: _____ Phone: _____
Address: _____ Business Phone: _____

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8. **BANK REFERENCES:** *On a separate page, list additional bank accounts, if any.*

Account #1: ☐ Checking ☐ Savings ☐ Money Market Bank _____ Balance _____
Account #: _____ Address: _____
Account #2: ☐ Checking ☐ Savings ☐ Money Market Bank _____ Balance _____
Account #: _____ Address: _____
Account #3: ☐ Checking ☐ Savings ☐ Money Market Bank _____ Balance _____
Account #: _____ Address: _____

9. **MONTHLY OBLIGATIONS:** *On a separate page, list additional child support, alimony, credit cards, loans and other obligations, if any.*

Type of Obligation	Creditor and Account Number	Balance owed	Monthly payment
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

10. **IF YOU ANSWER "YES" TO ANY ITEM BELOW, PLEASE EXPLAIN BELOW OR ON A SEPARATE PAGE:**

- A. Do you have any outstanding unpaid judgments? ☐ NO ☐ YES
B. In the last 7 years, have you declared bankruptcy? ☐ NO ☐ YES
C. Are you a party in a lawsuit? ☐ NO ☐ YES
D. Have you ever been evicted? ☐ NO ☐ YES
E. Have you ever been convicted of a crime? ☐ NO ☐ YES
F. Do you smoke? ☐ NO ☐ YES
G. Do you have any pets? ☐ NO ☐ YES
H. Do you own a waterbed or plan to purchase one? ☐ NO ☐ YES

Explanation:

11. **AUTHORIZATION:** ~~A credit check fee of Twenty five dollars (\$25.00) accompanies this application.~~ I expressly authorize verification of information provided in this application from credit sources, credit bureaus, personal references, current and former landlords and employers. I have the right, under Section 606(b) of the Fair Credit Reporting Act, to make a written request to the credit information source for a complete and accurate disclosure of the nature and scope of any investigation. A credit check may take five business days after receipt of completed application.

12. **APPLICATION FEE:** A separate application fee in the amount of \$ 65 (each applicant) accompanies this application.

13. **LEASE & PAYMENT:** Upon approval and acceptance of my application, I agree to execute a lease in accordance with the terms of the application and to make payment for the balance of the first month's rent and security deposit in the form of a money order or cashier's check. If I fail to execute a lease and/or make payment, the entire application fee accompanying this application shall be forfeited without recourse, as liquidated damages, and split equally between the Landlord and Listing Broker.

14. **OCCUPANCY:** Property is to be used as a single-family residence, subject to all applicable zoning laws and all rules, regulations, by-laws, and covenants of any applicable Condo or Homeowner's Association. Occupancy is contingent upon property being vacated by the present occupant. I understand that the use or sale of illegal drugs on the premises shall be grounds for termination of lease and occupancy, without recourse, and that all advance rental payments and deposits shall be forfeited as liquidated damages in the event of said termination.

15. **CERTIFICATION & REMEDY:** I certify that all information provided herein is true and correct and that none of the funds listed are proceeds of illegal activities. I understand that my lease or rental agreement may be terminated and the entire application fee and security deposit shall be forfeited as liquidated damages, without recourse, if I have made any false, incomplete or misleading statement in this application.

This application is offered without respect to race, creed, religion, physical or mental handicap, color, sex, national origin, age, occupation, personal appearance, political affiliation, sexual orientation or marital status.

DATE: _____ APPLICANT'S SIGNATURE: _____

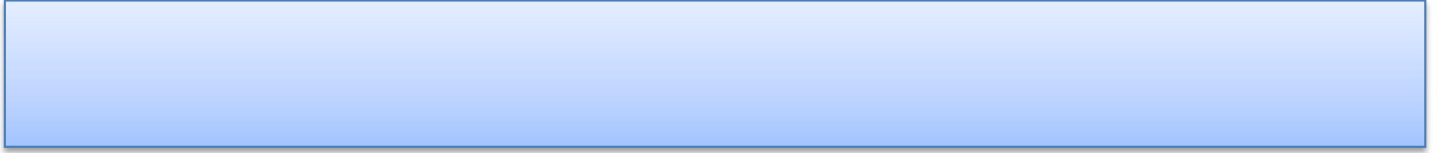
RENTAL AGENT/BROKER: _____ PHONE NUMBER: _____

BROKER'S EMAIL ADDRESS: _____

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Pet Disclosure

COMPLETE THE FOLLOWING INFORMATION REGARDING YOUR PETS:

HOW MANY: _____

BREED(S) & WEIGHT:



Authorization & Release of Information

Applicant Name & Address: _____

****Please provide contact information for your past two (2) consecutive landlords
below.****

Applicant hereby authorizes _____ "Current Landlord" to release any and all information regarding my tenancy at the above address to AMT Management, LLC to assist AMT Management, LLC in reviewing my application to lease one of their properties.

Current Rental Address: _____

Telephone Number: _____

Applicant hereby authorizes _____ "Previous Landlord" to release any and all information regarding my tenancy at the above address to AMT Management, LLC to assist AMT Management, LLC in reviewing my application to lease one of their properties.

Previous Rental Address: _____

Telephone Number:

Applicant Signature

Date



Authorization & Release of Information

Applicant Name _____

Applicant hereby authorizes _____ "employer"

to release any and all information regarding my current salary and employment history to AMT Management, LLC to assist AMT Management, LLC in reviewing my application to lease one of their properties.

Employer: _____

Employer Address: _____

Telephone Number: _____

Signature

Date

Disclosure

The following is disclosure of relationship between AMT Management, LLC and its Members, Officers, and/or Managers

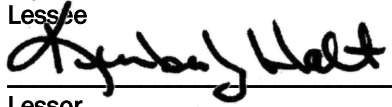
- AMT Management, LLC is a company.
- Said company is the landlord.
- Members, Officers, and/or Managers of the company may be Licensed Real Estate Agents.

Lessee

Date

Lessee

Date



Lessor

Date

AMT Management, LLC

No Smoking Policy

POLICY:

It is the policy of AMT Management, LLC and associate companies that there will be no smoking in any interior areas of the property.

SCOPE:

This policy applies to all tenants and visitors.

PROCEDURE:

1. If there is evidence or a report of smoking on the premises, the tenant will be issued notice to cure or quit. Tenants must correct their offending problem or vacate the rental property. If the tenant opts to vacate, they will be fined 3x the current rent as early termination penalty (unless they are month to month).
2. 2nd notice, the tenant will be fined up to \$350.00.
3. 3rd notice, a 90-day lease termination notice will be issued, and an eviction lawsuit will be filed.

Tenant Signature

Date

Tenant Signature

Date

Home Visit Addendum

Purpose: This addendum serves to outline the requirement for a home visit as a term of acceptance for the applicant.

1. Home Visit Requirement: The applicant agrees to allow a home visit by a designated representative as a condition for acceptance. The visit is intended to assess the suitability of the living environment in accordance with AMT Management's standards.

2. Scheduling: The home visit will be scheduled at a mutually convenient time within 3 days of the applicant's provisional acceptance. The applicant is responsible for coordinating with the representative to ensure timely scheduling.

3. Compliance: Failure to comply with the home visit requirement may result in the revocation of the applicant's acceptance. The applicant must provide access to the home and ensure that the visit can be completed without unnecessary delay.

4. Confidentiality: All information gathered during the home visit will be kept confidential and used solely to determine the applicant's eligibility. No information will be shared with unauthorized parties.

5. Final Acceptance: Final acceptance is contingent upon the successful completion of the home visit. The applicant will be notified of their final status within 3 days following the visit.

Acknowledgment: By signing below, the applicant acknowledges understanding and acceptance of the home visit requirement as outlined in this addendum.

Tenant _____

Date _____

Tenant _____

Date _____