



840 W. Isabella Street Salisbury, MD 21801
 410-860-9090 PHONE
 410-860-9839 FAX

www.rentalpropertyssalisburymd.com

disneyproperties@yahoo.com

RENTAL APPLICATION
\$25.00 APPLICATION FEE

Date Fee Paid: _____

Upon return of your application you will also need to bring 3-4 current paystubs as well as a picture i.d. and social security card. Anyone over 18 years of age that will be residing in the property must fill out a separate application. Your application fee will also be accepted upon return of this application.

Name- _____ SSN- _____ DOB- _____

Phone #- _____ Email Address- _____
 Home Cell (Required)

Property interested in- _____

Date needed to move by: _____ # of Bedrooms Required _____

PROPOSED OCCUPANTS- list all in addition to you. Are any leaseholders in the military?

Name	Age	Military	
		Y ES	NO
		Y ES	NO
		Y ES	NO
		Y ES	NO

PETS – YES OR NO

If yes explain kind- _____ (Please provide a photo of each pet)
 Please Note we do not accept any aggressive breeds of dogs including but not limited to: Pit Bulls, Pit Bull breeds/ derivations, Rottweiler’s, Dobermans, German Shepherds, Chows, Akitas, Dalmatians, or Mastiffs.

OFFICE USE ONLY

MDCTS	SAPOA	INC	REF/RES	CS

PRESENT ADDRESS

PREVIOUS ADDRESS

ADDRESS		
OWNER NAME		
OWNER TEL #		
REASON FOR MOVING		
DATES IN/OUT		

EMPLOYMENT

	EMPLOYER	ADDRESS	TELEPHONE	Supervisor	Dates Of Employment
1.					
2.					

FINANCIAL- Current gross income- \$ _____ week \$ _____ month \$ _____ year

Bank Name- _____ Address- _____

Type of account- Checking Savings Other

CREDITOR	TELEPHONE	ADDRESS	PAYMENT AMOUNT

WE DO NOT ACCEPT RENTAL APPLICATIONS FAXED IN, WE NEED YOU TO BRING THE COMPLETED FORM AND INFORMATION TO THE OFFICE.

REFERENCES-

1-Name- _____ Telephone- _____

Add.- _____ Relationship _____

2-Name- _____ Telephone- _____

Add.- _____ Relationship _____

3-Name- _____ Telephone- _____

Add.- _____ Relationship _____

AUTOMOBILE(S)-

MAKE	MODEL	YEAR	TAG #

Applicant represents all above information to be true and accurate and understands that Landlord will rely upon said information when accepting this application. Applicant hereby authorizes the Landlord and his employees and agents to verify said information and make independent investigations to determine applicant's credit, financial, and character standing. Applicant hereby releases Landlord, his employees and agents, and any firm or person supplying them with information from any liability whatsoever concerning the release or use of this information and will hold them all harmless from any suit or reprisal whatsoever. **All holders of any such information are hereby authorized to release any and all such information they may have concerning applicant.** If accepted, this application becomes a part of the rental agreement. Any misstatements of fact in this application will, at Landlord's option, result in disqualification of your application and-or rental agreement. **I authorize Disney Properties to run a full credit check on any tenant or occupant 18 years or older.**

Property located at _____ the rental for which is \$_____ per week and upon approval of this application agrees to sign a rental or lease agreement and to pay all sums due, including required security deposits of \$_____, before occupancy.

APPLICANT SIGNATURE

DATED

HOW DID YOU LEARN ABOUT THIS PROPERTY?

___ Craigslist ___ Sign ___ The Guide

___ Disney Properties Website _____ Other (please note)

Referred by _____



Guaranty

To induce the Landlord/Owner to enter into a lease described below, to extend the lease or to allow the assumption of the lease, the undersigned do/does hereby agree to guaranty the performance of the obligations under the lease of all original or future tenants, including but not limited to a future tenant who may assume the lease. Each guarantor will be held individually responsible for the entire Lease Agreement and any default or damage caused by the aforementioned tenant(s), tenant’s family, and or tenant’s guests. The undersigned parents acknowledge that they have read and understand the terms of the lease.

Please print applicable information and sign below:

Guarantor Name(s): _____

Applicant Name: _____

Property Address: _____

Social Security #: _____

Driver’s License # & State: _____

Street Address: _____

City/State/Zip Code: _____

Home #: _____ Cell phone #: _____

Email address: _____

Please provide a copy of Guarantor’s License and Social Security Card

We the Guarantor(s) of the Lease, hereby agree to the following:

1. **Guarantee of Payment and Performance.** Guarantor(s) guarantee, unconditionally and absolutely, the full and faithful performance and observance of all the covenants, terms, and conditions of the Lease provided to be performed and observed by Tenant, expressly including, without being limited to the prompt payment of rent, when due, under the Lease.
2. **Lease Modification, Renewal, or Extension.** The Landlord/Owner and Lessee/Tenant at any time and from time to time, without consent of or notice to the guarantor, may change the manner, place or terms of the Lease, including rental rate, or extend the term of the Lease, renew or alter the Lease, and the Guaranty herein shall continue to apply to the liabilities of the tenants under the Lease as extended, renewed or altered, and the Landlord/Owner may exercise or refrain from acting without impairing or releasing the obligations of the undersigned hereunder.
3. **Liability Immediate and Not Contingent; Not subject to Defenses of Tenants.** The liability of the undersigned on this Guaranty be immediate and shall not be contingent upon the exercise or enforcement by Landlord/Owner of whatever remedies it may have against the tenants or others, and the undersigned will not have and will not set up or claim any defense, counter-claim, set off or other objection, of any kind to any action, suit, or other proceedings in law, equity or otherwise or to any demand or claim that may be instated or made under and by virtue of this Guaranty.
4. **Resident’s Sublet or Assignment.** This Guaranty shall remain and continue in effect even if the Tenant sublets or assigns whether or not Guarantor, any Tenant or Landlord/Owner received notice of such sublet or assignment or has consented to it.
5. **Binding on successors and assigns.** This Guaranty, and all of the terms hereof, shall be binding on the Guarantor and the successors, assigns, and legal representatives of Guarantor and shall inure to the benefit of the successors, assigns, and legal representatives of the Landlord/Owner.
6. **Co-extensive Joint and Several Liabilities.** The liability of the Guarantor(s) is co-extensive with that of the Tenant. If there is more than one guarantor, each guarantor shall be jointly and severally liable for all amounts which become due under this lease and the term “Guarantor” shall include each as well as all of them.



- 7. **No Demand Needed.** Owner may proceed against the Guarantor without first making demand against Tenant and without first bringing any action or proceeding against Tenant and without joining Tenant as a party-defendant.
- 8. **Waiver of right to default notice.** Guarantor does not require any notice of Tenant’s nonpayment, nonperformance, or nonobservance of the covenants, terms and conditions of the Lease. Guarantor expressly waives the right to receive such notice.
- 9. **Resident’s Bankruptcy.** Neither Guarantor’s obligation to make payment in accordance with the terms of this Guaranty, nor any remedy for the enforcement thereof, shall be impaired, modified, released, or limited in any way by and impairment, modification, release, or limitation of the liability of Tenant or Tenant’s estate in Bankruptcy Code of the United States or from the decision of any court interpreting the same.
- 10. **Service of process.** Guarantor irrevocably appoints Tenant as its agent for the service of process related to this Guaranty.
- 11. **Venue and Interpretation of Guaranty.** Venue for any action or proceeding arising out of this Guaranty shall be in the country and state in which the property is located. The Guaranty shall be governed by and interpreted under the laws of, and enforce in courts of the state of **MARYLAND**.
- 12. **Waiver of jury trial.** Guarantor hereby waives the right by jury in any action of proceeding that may hereafter be instituted by Landlord against Guarantor in respect of this Guaranty.
- 13. **Landlord’s legal expenses.** Guarantor will pay to Landlord all of Landlord’s expenses including, but not limited to, attorney’s fees that Landlord incurs in enforcing this Guaranty.
- 14. **No waiver by Landlord.** Landlord’s failure or delay in exercising any rights under the Lease or Guaranty or in sending any notices, demands, or requests, or in requiring strict performance or observance of any term or covenant of the Lease shall not waive any of Landlord’s rights created by the Guaranty.
- 15. **Corporate Authorization.** If the Guarantor is a corporation, Guarantor represents and warrants that this Guaranty had been duly authorized by all necessary corporate action on Guarantor’s part, has been duly executed and delivered by a duly authorized officer, and constitutes Guarantor’s valid and legally binding agreement in accordance with its terms.
- 16. **Digital Signatures.** The parties agree that digitally scanned and/or facsimile copies of this Agreement and the associated signatures shall be acceptable as legal and binding upon the parties.

I hereby authorize you to verify the information that I have provided herein by obtaining a current credit bureau report, to call or write employer and any other references to verify that my statements are true and accurate.

Parent/Guarantor #1 Signature/Date

Parent/Guarantor #2 Signature/Date

Printed Name

Printed Name

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