



OASIS REALTY SERVICE, MANAGING AGENTS
RENTAL OFFICE, 301 ANACOSTIA ROAD, S.E., Suite #101
WASHINGTON, D.C. 20019 (202) 582-2535



APPLICATION FOR LEASE

The undersigned hereby applies for, and offers to execute, a lease in the form used by OASIS REALTY SERVICE for occupancy of an apartment on the terms and conditions set forth below. Applicant(s) affirms all representations as true.

A **Non-Refundable Application Processing Fee in the amount of \$35** must be submitted for **Each Adult Applicant below**.

Make Payable to: **Oasis Realty Service.**

1) Applicant _____ Birth ____/____/____ ; Soc. Sec. # ____ - ____ - ____	
Address _____ City _____ State _____ Zip _____ Home Phone# _____	
Landlord: _____ Date Moved In? ____/____/____ Landlord's Phone#: _____ Monthly Rent NOW \$ _____	
Are Utilities Included? <u>Y/N</u> ; Have you ever been sued for Rent/Repossession? <u>Y/N</u>	
Employed by: _____ Job Address: _____ Work # _____	
Occupation: _____ Supervisor: _____ How Long Employed? _____	
Total Monthly Income \$ _____ = Sources: Salary \$ _____ + Social Security/Retirement \$ _____ + + Alimony/Child Support \$ _____ + Vets \$ _____ + Other \$ _____	

2) CO-Tenant _____ Birth ____/____/____ ; Soc. Sec. # ____ - ____ - ____	
Address _____ City _____ State _____ Zip _____ Home Phone# _____	
Landlord: _____ Date Moved In? ____/____/____ Landlord's Phone#: _____ Monthly Rent NOW \$ _____	
Are Utilities Included? <u>Y/N</u> ; Have you ever been sued for Rent/Repossession? <u>Y/N</u>	
Employed by: _____ Job Address: _____ Work # _____	
Occupation: _____ Supervisor: _____ How Long Employed? _____	
Total Monthly Income \$ _____ = Sources: Salary \$ _____ + Social Security/Retirement \$ _____ + + Alimony/Child Support \$ _____ + Vets \$ _____ + Other \$ _____	

Others to Occupy Apartment (Names, Ages, Relationship.)

1) _____, _____, _____ 2) _____, _____, _____
3) _____, _____, _____ 4) _____, _____, _____

Credit References:

Bank _____ Account# _____ ; Bank _____ Account# _____
Store _____ Account# _____ ; Store _____ Account# _____
Credit Card _____ Acct#: _____ ; Credit Card _____ Acct#: _____

Have You Ever Been Convicted of Any Crime? YES / NO

Nearest Relative _____ Relationship _____ Phone# _____
Address: _____ City _____ ST _____ Zip _____

Mother's Maiden Name: _____

Applying for: a 1 2 3 bedroom Apartment to be occupied as a residence for a term of _____ month to month, beginning _____, 20____, or as soon thereafter as apartment is ready for occupancy, a monthly rent is payable in advance on the first day of each month. A Security Deposit, equal to the first month's rent, must be paid when lease is signed. Number of persons to occupy apartment is _____, consisting of persons named above.

Apartment will not be occupied by persons other than those set forth in the application. **NO DOGS, CATS, OR OTHER PETS** will be allowed in the apartment or kept on the premises.

Apartment will not be occupied until lease is signed, Security Deposit and the first month's rent paid in full, and all other requirements for occupancy fulfilled. Applicant(s) hereby agrees that he/she will conform to the rules and regulations made herewith and hereafter made by the Owner and/or Agents in connection with the management and operation of the building(s), parking, parking lot, and/or appurtenance thereto.

Initials Here: 1) _____ ; 2) _____ (CONTINUED OVER....)

1) ADDITIONAL INFORMATION FOR APPLICANT

Previous Address(es), Street, City, State, Zip: Landlord Dates Occupied
From: To:

Education history (highest level achieved): Dates of Attendance

Present to past work history for the last ten (10) years:

Place Date Supervisor Phone

2) ADDITIONAL INFORMATION FOR CO-TENANT

Previous Address(es), Street, City, State, Zip: Landlord Dates Occupied
From: To:

Education history (highest level achieved): Dates of Attendance

Present to past work history for the last ten (10) years:

Place Date Supervisor Phone

It is clearly understood **that this Application for Lease is subject to approval and acceptance by the Owner**, and when so approved and accepted by the Owner, the applicant(s) after being notified of acceptance agrees to execute the written lease, pay the first month's rent and security deposit and meet all other conditions before possession is given.

The Landlord follows Fair Housing Regulations. This Application for Lease may, without designating cause, be disapproved by Landlord, it being agreed that any such disapproval shall not be considered a reflection upon the applicant(s). This application is to be made part of the Lease entered into by the applicant(s) and the landlord.

I/We hereby authorize the Owner and/or any agents of **the Landlord to use any consumer reporting agency, credit bureau or other investigative agencies employed by such**, to investigate the references herein listed or statements or other data obtained from me/us or from any other person pertaining to my/our **employment history, credit, prior tenancies, character, etc. to obtain a consumer report and such other credit or other information which may result thereby, and to disclose and furnish such information to the Owner/Agent(s) in support of this application.** I/We have been advised that I/We have the right, under section 606B of the Fair Credit Reporting Act, to make a written request, within reasonable time, for a complete and accurate disclosure of the nature and scope of any investigation. I/We agree to all provisions and requirements of this document, and further agree that if, therefore, any answers or statements herein are deemed to be false or misleading, it shall be considered that any lease granted by virtue of this application may be cancelled at Owner's/Agent's option.

Signature of Applicant _____ Date _____

Signature of CO-Tenant _____ Date _____

(This Application is NULL AND VOID if NOT Signed!)

OASIS REALTY SERVICE

Attachment A**Rules and Regulations for Minnesota Terrace Apartments**

It is the desire of the Owners and Management to maintain these dwelling units in the best condition and to insure reasonable comfort to all of the tenants. Your cooperation at all times is required in order to achieve this goal. For this reason, the following rules are hereby made a part of the Lease, and set forth below:

1. There shall be in the office for each Tenant, a lease application, signed lease, and a security deposit.
2. **RENTS MUST BE PAID ON OR BEFORE THE FIRST OF EACH MONTH, BY CHECK OR MONEY ORDER ONLY.**
3. Apartment will not be occupied by persons other than those set forth in application for lease. **No Sub-Renting.**
4. No moving of furniture in or out of apartments between the hours of 7:00 P.M. and 7:00 A.M.
5. Floors must be cared for as follows:
 - A. Wood Floors -- use only recommended commercial cleaner and paste wax. (No water)
 - B. Tile Floors -- wipe with damp cloth or mop, and wax with liquid wax.
 - C. Carpets/Rugs -- must be vacuumed, steam cleaned or shampooed with recommended cleaning products.
6. Occupants of rental units must use rugs and/or carpeting with carpet pad in each living/bedroom and hall area, and must cover 80% of the aforementioned areas, if not already provided.
7. The use of waterbeds or other such heavy articles are prohibited.
8. **NO LOCKS SHALL BE CHANGED OR ADDED.**
9. No tacks, nails, screws, hooks, or other objects are to be placed in doors, walls, or woodwork.
10. Care must be given by all occupants to prevent foreign objects from being placed in toilet bowls, face bowls, tub and sink drains, or Tenant will be charged accordingly.
11. Tenants must replace their own light bulbs (use a maximum of 60-watt bulbs incandescent in kitchen, dining room, and bath fixtures.)
12. Screens must not be removed except for cleaning, and must be replaced immediately. A charge will be made for replacement of damaged screens.
13. **No washing machine or dryer to be used or kept in apartment. No other motorized electrical appliances or heat-generating devices (gas or electric) may be used or kept in apartment without written permission from management. Any such permission does not imply any safety or warranty of such product(s) or its use.**
14. Do not carry any open containers of washing bleach or detergent soap from the apartment to the laundry room. Spilled bleach on flooring can cause discoloration. Tenants are to remove laundry from washer or dryer immediately after the elapsed time cycle. Tenants waiting to use the washers or dryers may remove laundry left in the washers or dryers after the elapsed time cycle.
15. **No dogs, cats, or other pets will be allowed in the apartment or kept on the premises.**
16. Tenants will be held responsible for damages to the apartments, buildings or grounds caused by their household members, guests, or invitees, and will be charged accordingly.
17. LANDLORD AND AGENT STRONGLY RECOMMEND THAT TENANT OBTAIN A TENANT'S INSURANCE POLICY IN ORDER TO PROTECT PERSONAL PROPERTY AND BELONGS.
18. All tenant trash, garbage, and refuse to be disposed of must be placed in the Dumpster located on the parking lot. (No furniture, bedding or other large articles).

19. Nothing is to be kept, placed or stored in halls.
20. Nothing is to be kept, stored, or dried in furnace rooms.
21. Nothing is to be placed on outer ledges or hung from windows.
22. It is Your Responsibility to NOTIFY MANAGEMENT IN WRITING IMMEDIATELY if extermination service is needed.
23. Children (0-18 years of age), guest & invitees **must** be instructed to play in play areas only and supervised **by leaseholder at all times.**
24. No congregating (sitting or standing), singly or in a group, in halls, on steps, on walks, or in parking areas.
25. No loud gatherings of any type.
26. No loud T.V., radio, record/tape/c.d. player, instrument or any other noisy device playing.
27. No walking, playing, littering or damaging grass or landscaping.
28. **Tenants are responsible for the conduct of their children, visitors, invitees and guest.**
29. Space is available for only one car per apartment per lease. All vehicles must be registered with management to obtain a valid parking sticker for tenant and a visitor pass for guests or be subject to tow at vehicle owner's expense.
30. Parking lot is for Leaseholders' personal use for their passenger type automobile (NO STORAGE, repairs, boats trailers, NO trucks etc.)
31. All vehicles using parking lot must be mobile and have **valid** tags and inspection decals.
32. No trucks, boats, motorcycles or bicycles are allowed to park on the parking lot.
33. No double-parking on outside lanes. No tenant or visitor parking in front of walkways without Landlords permission.
34. No washing of autos on premises except with water from bucket provided by tenants. **No hoses.**
35. No prolonged, oily, noisy or debris causing, car repairs to be made on parking lot.
36. No friends or relatives are to use parking lot facilities for adjusting, repairing, cleaning, or washing of their vehicles.
37. Tenants found to be violating any of these rules and regulations will be given a 30-day notice to vacate.
38. A full thirty- (30) days notice **must** be in our hands prior to the 1st of the month beginning the thirty-day notice. Any notices received after that will be accepted as of the 1st of the following month. (See Lease # 17)
39. Check out time for moving inspection is 2:00 P.M.
40. Such other rules as are in the lease, or as may be made.
41. No Repairs or Installation of Electric, Gas, Plumbing or Telecommunications or Electronic devices or equipment or systems may be made without prior written approval.
42. **Nothing may be used that overloads the electrical system causing damage in the Tenant's apartment or Tenant will be charged accordingly.**
43. Smoking is prohibited in hallways or laundry rooms in consideration of your non-smoking neighbors and you must not interfere with proper operation of smoke detectors or fire alarm systems. Also, do not smoke in bed since this is a common fire hazard.
44. Tenant will keep on file with Landlord or Agent current information with any changes in Job, Income, Occupants, Visitors, Guests, Vehicles, Phone Numbers, Marital Status, Family size change, nearest relative, driver's license, etc.