



RENTAL APPLICATION

_____ (together with all adult occupants as referred to herein, collectively, "Applicant") hereby makes application to BP Dunes, LLC, a Delaware limited liability company (hereinafter "Landlord") for the lease of apartment/unit number(s) _____ (the "Rental Unit") at Beach Plum Dunes beginning on the _____ day of _____, 20____, for the monthly rent of \$_____ payable in accordance with a fully executed written lease by and between Applicant and Landlord (the "Lease") that shall be subject to the Landlord's approval of the Applicant based, in part, on the information provided and obtained pursuant to this rental application. Lease term requested: _____.

It is understood that the proposed Lease for the Rental Unit (s) will provide, in part, that the Rental Unit(s) are to be used as a residential dwelling to be occupied by none other than those persons listed in this application, and that occupancy is subject to vacancy by the departing occupant. Any and all personal property placed in the Rental Unit shall be at the Applicant's risk and the Applicant is responsible for insuring their personal property. APPLICATION IS BEING MADE FOR THE RENTAL UNIT IN ITS PRESENT CONDITION, UNLESS OTHERWISE INDICATED IN WRITING IN THE LEASE. This Application consists of six (6) pages. The truth of the information contained herein is essential and will be relied upon by the Landlord in making any decision regarding the lease of the Rental Unit(s) to the Applicant, and if the Landlord or its designated agent subsequently determines that any answer or statement herein to be false, incomplete or misleading, then such acts or omissions shall be considered an event of default under any Lease.

NON-REFUNDABLE RENTAL APPLICATION/PROCESSING FEE shall be due and payable in the amount of \$35.00 for applicants/occupants 18 years of age or older with this Application. An additional \$15.00 will be due for each co-applicants and any other adult residing over the age of 18. All adult occupants must be processed and be a party to the Lease. The application process may take up to a minimum of five (5) business days (excluding weekends and holidays) to complete after it is received. The Applicant hereby waives any claim for damages by reason of the Landlord's decision not to enter into a Lease for the Rental Unit with the Applicant based on the Landlord's processing of this Application, which the Landlord or it's designated agent may elect to do, subject to compliance with all applicable laws.

SECURITY DEPOSIT equal to a full month's rent (unless otherwise agreed upon) is due and payable on or before the execution and delivery of the Lease by Landlord. This security deposit is payable to Landlord. If the Lease is for a Unit that is furnished, then an additional deposit will be required not to exceed one month's rent. If the Lease is for a Unit that will permit a pet, then a pet deposit will be required for each pet, unless such pet qualifies under §5514 of the Delaware Landlord Tenant Code. All deposits will be held by Landlord in a non-interest bearing escrow account according to the laws in the State of Delaware.

ADDITIONAL PROVISIONS/CONDITIONS

1. The Applicant acknowledges and understands that it has no leasehold interests in the Rental Unit unless and until (a) the Applicant has been approved by Landlord or its designated agent, and (2) the Landlord and Tenant have executed a fully executed Lease and all required deposits and other matters of performance required of the Applicant have been made.
2. Occupancy and use of the Rental Unit by Applicant as a tenant shall conform to applicable Sussex County zoning laws, codes and regulations, the Lease and Beach Plum Dunes Rules and Regulations.
3. The Landlord's designated agent can furnish a copy of the proposed Lease form to the Applicant for review. In the event the Applicant receives notification of approval from the Landlord or its designated agent, the Applicant shall be permitted to execute a Lease that has been prepared by Landlord containing all of the agreed upon terms and conditions. **NOTE:** Applicant shall be required to execute and deliver the Lease to Landlord or it's designated agent within three (3) business days (excluding weekends and holidays) from notification of acceptance and to remit all monies with certified funds with such delivery of the Lease to Landlord (unless otherwise agreed upon in writing by Landlord or its designated agent). The Landlord or its designated agent reserves the right to rescind approval of this Application and acceptance of the Lease in the event Tenant neglects to timely execute and return

the Lease to Landlord or its designated agent within such time period and resume marketing of the Rental Unit. Subject to the terms of the Lease, the Applicant(s) agree to apply for all utilities/services prior to taking occupancy of the Rental Unit and agree to pay for all applicable utilities/services, i.e. electricity, water and will pay any necessary deposits.

ADDITIONAL DOCUMENTATION

Be certain that you have accurately and truthfully completed all five (5) pages of the Application in its entirety and attach the application fee of \$35.00 for each adult applicant and \$15.00 for each co-applicant included in this Application. Also include the following:

1. Copies of Driver's licenses for all occupants, military ID or state issued Photo ID. Expired documents are not considered valid;
2. Copies of pay stubs for most current two consecutive pay periods, or some form of verification of income;
3. Contact information from current and previous landlords. Include their name, address and contact phone number for verification.
4. Copy of social security card or J-1 or comparable work visa and/or passport. For all Applicants in the U.S. on a visa, lease agreements will not be written for terms beyond the visa expiration date.

DISCLOSURES AND AGREEMENTS CONCERNING THE APPLICANT:

1. The Landlord or its designated agent may decline to approve this Application for any reason which is not otherwise in violation of any applicable laws, including but not limited on the basis of previous rental or housing records that reflect a lack of concern for the wellbeing of other residents or the property of a landlord. It may also be declined if information is received that indicates the Applicant has demonstrated a disregard for the property rights, or the rights to peace and quiet of the other residents. The Landlord and its designated agents may also decline to approve this Application based upon an unfavorable credit and/or payment history of the Applicant.
2. In compliance with Fair Credit Reporting Act you are hereby informed that an investigative consumer report may be made as to your character, general reputation, personal characteristics, and mode of living. Additional information may also be obtained through employers, landlords, banks, finance companies, tax returns, credit reporting agencies or similar sources. By signing this Application each Applicant authorizes the release of this information to the Landlord or its agents.
3. Each Applicant hereby authorizes the Landlord or its designated agent to process this completed Application for the purpose of obtaining the Landlord's approval to enter into a Lease for the Rental Unit. Each Applicant acknowledges, understands and agrees that the Landlord and its designated agent shall be relying on the truthfulness, accuracy and completeness of the statements and information contained in this Application. By signing this Application, each Applicant represents and warrants that the statements and information contained herein are true and correct to the best of his/her knowledge, information and belief. Each Applicant further understands that this Application shall become a part of the Lease if one is entered into, and if any information contained herein is found to be a misrepresentation, incorrect, misleading, incomplete or untrue, then such acts or omissions shall constitute an event of default under the Lease and enable the Landlord to exercise its rights and remedies under the Lease, including seeking a termination of the Lease.
4. The submission of this Application by the Applicant and its acceptance for processing by the Landlord and its designated agent shall not create any option to lease, lease or other contractual rights in favor of the Applicant. No representation by Landlord or its designated agent is made as to the availability of an apartment unit or any specific apartment unit, including the Rental Unit. Any prices listed herein are subject to change without further notice.
5. In the event the Landlord and Tenant enter into a Lease in furtherance of this processing of this Application, the Applicant as a tenant under such Lease shall be required, as one of the conditions of any renewal of such Lease shall be required to complete and submit to Landlord an updated application. Failure to update this application may form the basis for non-renewal of any such Lease.

6. BP Dunes, LLC believes in Fair Housing as part of our rental policy. If you feel that you have been discriminated against because of your race, religion, set, or national origin by any agent of BP Dunes, LLC, you may write a complaint addressed to the attention of the General Manager of BP Dunes LLC, 20184 Phillips Street, Rehoboth Beach, Delaware 19971.

The Applicant(s) hereby authorize BP Dunes LLC, its employees and/or agents and any credit bureau or other investigative agency employed by such firm, to investigate and to report and disclose to the Landlord or Landlord's designated agent the results of the references herein listed, statements and other data obtained from any other person pertaining to credit, employment, rent history and financial responsibility or criminal record of the Applicant(s). Applicant(s) hereby authorize the references herein listed, to disclose or report any information requested by BP Dunes, LLC and/or agents. An authorization form is included in this application package.

ALL APPLICATIONS WILL BE PROCESSED IN ACCORDANCE WITH ALL APPLICABLE LAWS, INCLUDING DELAWARE LANDLORD TENANT CODE, THE FEDERAL FAIR HOUSING ACT AND AMERICANS WITH DISABILITIES ACT.

Applicant Signature

Date

Applicant Signature

Date

Applicant Signature

Date

Applicant Signature

Date

Property Manager/Leasing Consultant

Date



Rental Application - For Office Use Only

Date: _____ Time: _____ Agent: _____ Application Fee Paid _____

The undersigned hereby makes application to rent: _____

Please tell us about yourself.**Applicant Name:**

Date of birth: _____ SSN: _____ Phone: _____

Driver's License #: _____ State: _____

Email Address: _____ Cell Phone: _____

Co-Applicant Name (if married):

Date of birth: _____ SSN: _____ Phone: _____

Driver's License #: _____ State: _____

Email Address: _____ Cell Phone: _____

Names of all other Occupants under the age of 18 years:

_____ Total # of Occupants: _____

How many Pets: _____ Kind of Pet/Breed/Weight/Age: _____

Please give your residence history for the past 3 year beginning with the most current.

Letters of reference provided by landlord is required for all current and previous rentals.

Current address: _____

City: _____ State: _____ Zip Code: _____

Own Rent (please circle one) Monthly Payment or Rent: _____ How long: _____

Reason for leaving: _____

Rental Reference (Name & Phone Number): _____

Reason for leaving: _____

Employment History**Military:** Attach a copy of latest Leave & Earnings Statement and/or Transfer Orders. **Self-Employed:** Attach a copy of past year (1 year) U.S. Tax Form 1040 & Schedule C. **Hourly/Weekly Employees:** Attach copies of your last two pay stubs. Applicant(s) shall provide, if necessary, a salary key or authorization code if verification is to be obtained via an automated employment and salary verification service.Current Employment Status: Employed Full-Time Employed Part-Time Student Retired Not Employed

Present Employer: _____

Employer Address: _____ How Long: _____

Supervisor: _____

Phone: _____ E-Mail: _____

Position: _____ Gross Monthly Salary: \$ _____ Other Monthly Income: \$ _____

If there are other sources of income you would like us to consider, please list income, source and person who we could contact for confirmation. You do NOT have to reveal alimony, child support or retirement income unless you want us to consider the income to qualify for this rental.

Amount \$ _____ per _____ Source _____ Phone # _____

Co-applicant Employment InformationCurrent Employment Status: Employed Full-Time Employed Part-Time Student Retired Not Employed

Present Employer: _____

Employer Address: _____ How Long: _____

Supervisor: _____

Phone: _____ E-Mail: _____

Position: _____ Gross Monthly Salary: \$ _____ Other Monthly Income: \$ _____

If there are other sources of income you would like us to consider, please list income, source and person who we could contact for confirmation. You do NOT have to reveal alimony, child support or retirement income unless you want us to consider the income to qualify for this rental.

Amount \$ _____ per _____ Source _____ Phone # _____

Financial History

Your Bank(s):	City / State / Branch & Account # / Type	Phone Number
1.		
2.		
3.		

Your Credit References:	City / State / Type / Account #	Phone Number
1.		
2.		
3.		

Have you or Co-Applicant(s) ever:

- | | |
|--|---|
| 1. Been sued for non-payment of rent? <input type="checkbox"/> YES <input type="checkbox"/> NO | 4. Broken a rental agreement or lease? <input type="checkbox"/> YES <input type="checkbox"/> NO |
| 2. Been convicted or had your lease terminated? <input type="checkbox"/> YES <input type="checkbox"/> NO | 5. Declared Bankruptcy: <input type="checkbox"/> YES <input type="checkbox"/> NO |
| 3. Been sued for damage to a rental property? <input type="checkbox"/> YES <input type="checkbox"/> NO | If yes, how long ago were you |

Criminal Record

- Has either applicant, ever been convicted of or pleaded guilty or "no contest" to a felony (whether or not resulting in a conviction)? YES NO
- Has either applicant ever been convicted of or pleaded guilty or "no contest" to a misdemeanor involving sexual misconduct (whether or not resulting in a conviction)? YES NO

By signing below, Applicant(s) authorize BP Dunes, LLC and/or its agents to conduct a criminal background check.

Additional Information

Number & descriptions of automobiles, motorcycles, vans, trucks, trailers, campers, RV's, boats, commercial vehicles, etc.

Make/Model	Year	Color	Tag # / State
1.			
2.			
3.			

Other vehicles (motorcycles, trailer, camper, boat, etc):

Emergency Contact

Name of a person not residing with you:

Address:

City:	State:	Zip Code:
-------	--------	-----------

Phone:	Relationship:
--------	---------------

References

Name:	Address:	Phone:
1.		
2.		
3.		

I authorize the verification of the information provided on this form as to my credit and employment. I have received a copy of this application.

Signature of Applicant:	Date:
-------------------------	-------

Signature of Co-Applicant:	Date:
----------------------------	-------





CONSENT TO OBTAIN CONSUMER REPORTS FOR TENANT SCREENING PURPOSES

In connection with, and for the duration of, my tenancy with you, I understand that you may obtain consumer reports for screening purposes that relate to my credit and employment history. This information will, in whole or in part, be obtained from Screening Reports or a comparable applicant screening agency. I authorize, without reservation, any party, institution, or agency contacted by Screening Reports or a comparable applicant screening agency, or leasing agent to furnish the above mentioned information and authorize BP Dunes, LLC to provide a copy of the screening report to the owner. This signature also grants BP Dunes, LLC the right to contact and obtain rental references from current and previous landlords and current and previous employers.

_____/_____/_____-_____-_____
Applicant Name (Middle Name required) Date of Birth* Social Security Number

***Date of Birth is requested in order to obtain accurate retrieval of records.**

Alias/Previous Name(s)

Current Address City State Zip Code

Driver's License # State BPD Unit # Applying For

