Thank you for considering our community as your next home. In effort to serve you better, we ask that you read the following information carefully. If you have any questions, please feel free to contact our rental office!

QUALIFICATIONS TO RENT
1. All application must be carefully completed for each occupant and guarantor (if applicable), and must be notarized if not signed in presence of Bernstein Management Corporation staff.
2. We will review your credit ratings, criminal background, residential references, and verify your income and employment.
3. You must meet the following income standards:
   - The combination of the gross incomes (before taxes) of all proposed leaseholder(s) of an apartment must be at least three times the market rent. (i.e., If the market rent is $1,000.00, the gross income must be at least $3,000.00). If there is a guarantor, the combined amount of all proposed leaseholder(s) and guarantor(s) must be at least four times the market rent.
4. All ORIGINAL applications and forms must be mailed immediately after faxing.

APPLICATION FEE
1. There is a NON-REFUNDABLE fee of $63.00 for each applicant and guarantor.

SECURITY DEPOSIT
1. Security Deposit must be paid within 3 business days of application approval, and must be paid in the form of a MONEY ORDER, CASHIERS CHECK, or CERTIFIED CHECK made out to Bernstein Management Corp.
2. Apartment Security Deposit is normally $300.00 Dollars. Initial pet charges are: each pet requires a one time, non-refundable fee of $100.00 Dollars. We allow cats only (no dogs). All pets MUST be current on all their shots. Current paper work will be required when your pet moves in. No more than two cats allowed per apartment.

LEASE
1. All leases are for a twelve (12) month period.
2. Lease and supporting documents must be signed on or before the move in date and in our office by all lease holders and all upfront monies must be paid before possession and keys of the apartment is given.
3. If the lease is signed after the first day of the month, the lease term will begin on the first day of the following month.
4. One full month charge must be paid by move-in date in the form of Money Order, Cashier’s Check or Certified Check. If the move-in date is after the first day of the month, the charge is prorated for the days the apartment was occupied and must be paid on the first day of the following month.
5. We do require parquet and hardwood floors to be 80% covered with area rugs.
6. We do require rental insurance: required amount of coverage is $100,000 liability and personal property coverage is also recommended. Bernstein Management and Park Crest Apartments must be listed as interested parties on the policy.

ALL PAYMENTS MUST BE MADE PAYABLE TO BERNSTEIN MANAGEMENT CORPORATION

IMPORTANT INFO!!!! The forwarding address of your new home will be:

Monthly Payment: ______________

Move in Date: ________________ Washington, DC 20007

*“All units shown and made available without respect to race, color, sex, religion, national origin, familial status, handicap or any other legally protected classification.”*
CONSENT FORM

_____ APPLICANT
_____ CO-SIGNER

(This language may be incorporated in the property’s standard leasing application)

I hereby consent to allow KEW GARDENS APARTMENTS through its designated agent and its employees, to obtain and verify my credit information for the purpose of determining whether or not to lease to me an apartment.

I understand that should I lease an apartment at KEW GARDENS APARTMENTS, and its agent shall have a continuing right to review my credit information, rental application, payment history and occupancy history for account review purposes and for improving application methods.

___________________________________
Print Name
Applicant or Co-Signer

______________________________
Signature
Applicant or Co-Signer

______________________________
Date

“All units shown and made available without respect to race, color, sex, religion, national origin, familial status, handicap or any other legally protected classification.”
Kew Gardens Apartments
2700 Q Street NW • Washington, DC 20007 •
Telephone • (202) 332-1460 • Fax • (202)333-9135

BERNSTEIN MANAGEMENT CORPORATION
APPLICATION

Date: _________________

Application is hereby made to guarantee rent for apartment #_______ at 2700 Q Street, NW, Washington, DC 20007 under a lease for twelve (12) months, lease term beginning on the day of ____________________, 20____, and for the monthly charge of $_______ payable in advance on the First of each month. The lease term will expire on _____________________.

Rent: $_______
AC Fee: $_______
Concession: $_______

Total $_______

It is understood that the applicant will pay No Utilities, except for all Cable TV and/or Telephone/Internet bills; that authorized pets will be permitted with proper written agreements and associated fees/deposits between the Landlord and tenant; that the premises are to be used as a residence to be leased by no more than _____ person(s); that occupancy is subject to possession being delivered by present occupant, and that no subletting will be permitted without the written consent of the owner. It is understood that to be listed as a leaseholder, applicant must physically reside in the apartment.

A NON-REFUNDABLE application fee in the sum of $63.00 is made herewith to be held by Bernstein Management Corporation with the clear understanding that this application, and each prospective occupant, is subject to approval and acceptance. If this application is not approved by the owner or agent, or if the applicant cancels, the application fee will be forfeited and the applicant hereby waives any claim for damages by reason of non-acceptance of this application which the Landlord or his agent may reject without stating any reason for doing so. If this application is approved and accepted, the applicant agrees to execute a lease and to pay a security deposit in the sum of $300.00 within 3 business days after being notified of acceptance. Before possession is given, the tenant also agrees to pay one (1) full month’s charge. Should tenant notify Bernstein Management Corporation of tenant’s intention not to take possession of the premises or to terminate the lease agreement or should tenant fail to take possession of the premises upon commencement of the rental term, Bernstein Management Corporation shall apply the security deposit to the first month’s rent as liquidated damages. All monies paid for first months charge and security deposit must be paid in the form of a Cashier’s Check, Certified Check or Money Order. I hereby authorize all third parties indicated on my application to furnish the information requested on this application to ACE, First American Registry, Inc. I release the third parties, their officers, agents and employees from any and all liability which may result by reason of compliance with any verification request(s).

APPLICANT’S SIGNATURE ________________________________

LEASE IN NAME OF _________________________________

WITNESSED BY _________________________________

THIS PAGE MUST BE NOTORIZED, UNLESS IT IS SIGNED IN THE PRESENCE OF A BERNSTEIN MANAGEMENT CORPORATION EMPLOYEE.
Kew Gardens Apartments
2700 Q Street NW • Washington, DC 20007 • Telephone • (202) 332-1460 • Fax • (202) 333-9135

APPLICATION
BERNSTEIN MANAGEMENT CORPORATION

DATE OF APPLICATION ___________________ ADDRESS OF APPLICATION ___________________

<table>
<thead>
<tr>
<th>FIRST NAME</th>
<th>MI</th>
<th>LAST NAME</th>
<th>SOCIAL SECURITY NUMBER</th>
<th>DATE OF BIRTH</th>
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**CURRENT LANDLORD INFORMATION**

<table>
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<tr>
<th>LANDLORD/MORTGAGE CO.</th>
<th>PHONE</th>
<th>OWN/RENT</th>
<th>MONTHLY PYMT</th>
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<th>MOVE IN DATE</th>
<th>LEASE IN THE NAME OF</th>
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**PERMANENT OR PREVIOUS ADDRESS**

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<tr>
<th>STREET ADDRESS</th>
<th>APARTMENT NUMBER</th>
<th>CITY</th>
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<th>OWN/RENT</th>
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**CURRENT EMPLOYMENT**

<table>
<thead>
<tr>
<th>EMPLOYER NAME</th>
<th>OCCUPATION/TITLE</th>
<th>DATE HIRED</th>
<th>YEARLY/HOURLY SALARY</th>
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<table>
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<th>ADDRESS</th>
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<table>
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<tr>
<th>SUPERVISOR NAME</th>
<th>TITLE</th>
<th>PHONE NUMBER</th>
<th>WHO WILL VERIFY</th>
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**ADDITIONAL SOURCE OF INCOME**

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<tr>
<th>AMOUNT OF INCOME</th>
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**PERSON(S) WHO WILL LIVE IN THE APARTMENT**

<table>
<thead>
<tr>
<th>Name</th>
<th>Date of Birth</th>
<th>SS#</th>
<th>Driver License #</th>
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LIST ALL PETS THAT WILL RESIDE IN APARTMENT:

**PERSONAL REFERENCES**

<table>
<thead>
<tr>
<th>NEAREST RELATIVE’S NAME</th>
<th>ADDRESS</th>
<th>CITY</th>
<th>STATE/ZIP</th>
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<table>
<thead>
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<th>PERSONAL REFERENCE NAME</th>
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<th>STATE/ZIP</th>
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BERNSTEIN MANAGEMENT CORPORATION may rely on this information and agree that if any statement herein contained is false, that any lease made on the strength of this application may, at the option of BERNSTEIN MANAGEMENT CORPORATION, be terminated at any time.

APPLICANT’S SIGNATURE _________________________ DATE ____________

WITNESS OR NOTARY PUBLIC ______________________ DATE ____________

"All units shown and made available without respect to race, color, sex, religion, national origin, familial status, handicap or any other legally protected classification."
Property Name: ________________________________

Address/ Unit: ________________________________

Move In Date: ________________________________

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women.

**Applicant’s Acknowledgment (initial)**

[ ] Applicant has received the pamphlet *Tenant Rights Under the District’s Lead Law* and *Lead-Based Paint Disclosure Form*.

The DC Lead-Hazard Prevention and Elimination Act now requires landlords to provide a Clearance Report that is not more than 1 year old if a tenant requests one and either the household includes a pregnant woman or a child under age six or a pregnant woman or a child under the age of six is a regular visitor to the dwelling unit.

Please check the box that applies:

[ ] The household includes a pregnant woman or a child under age six; or
[ ] A pregnant woman or a child under the age of six is a regular visitor to the dwelling unit; or
[ ] None of the Above

Applicant’s Name ________________________________  Applicant’s Signature ________________________________  Date ________________________________

Applicant’s Name ________________________________  Applicant’s Signature ________________________________  Date ________________________________

**Office use only:**

Wipe test performed on ________________________________  Wipe test performed by: ________________________________

Date sent to lab ________________________________  Results returned date ________________________________

Copy attached:  Yes / No  Move In Date: ________________________________

---

"All units shown and made available without respect to race, color, sex, religion, national origin, familial status, handicap or any other legally protected classification."
Kew Gardens Apartments
2700 Q Street NW • Washington, DC 20007
Telephone • (202) 332-1460
Fax • (202) 333-9135

Lead Hazard Prevention and Elimination Act of 2008
D.C. Law 17-381

Property Name: Kew Gardens
Address/Unit: ____________________________
Move In Date: ____________________________

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women.

The Lead Hazard Prevention and Elimination Act now requires landlords to provide a Clearance Report that is not more than 1 year old, if a tenant requests one and either the household includes a pregnant woman or a child under age six, or a pregnant woman or a child under age six is a regular visitor to the dwelling unit.

Please check any box that applies

- The household includes a pregnant woman or a child under age six;
- A pregnant woman or a child under the age of six is a regular visitor to the dwelling unit;
- None of the Above

_____________________________ ____________________________
Applicant's Name Applicant's Signature and Date

Office use only:
Wipe test performed on: ______________________
Wipe test performed by: ______________________________
Date sent to lab: ___________________________
Results returned date: ________________________________
Copy attached: [Yes / No]

Move In Date: _____________________________________

"All units shown and made available without respect to race, color, sex, religion, national origin, familial status, handicap or any other legally protected classification"
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor’s Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ___ X ___ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

   Testing in 1 apartment revealed the presence of lead based paint in the kitchen, balcony, and bathroom

(ii) _____ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Landlord (check (i) or (ii) below):

(i) ___ X ___ Lessor has provided the Tenant with all available records and reports pertaining to

   lead-based paint and/or lead-based paint hazards in the housing (list documents below).

   Air Tech International Corp Lead Assessment Report

(ii) _____ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee’s Acknowledgment (initial)

► (c) _____ Lessee has received copies of all information listed above.

► (d) _____ Lessee has received the pamphlet Protect Your Family from Lead in Your Home.

Agent’s Acknowledgment (initial)

(e) _____ Agent has informed the lessor of the lessor’s obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Bernstein Management Corp.

Lessor Date

Lease Date

Agent Date

Bernstein Management Corp

Lessor Date

Lease Date

Agent Date