

RENTAL APPLICATION

ONE APPLICATION FOR EACH ADULT APPLICANT (18 YEARS OF AGE OR OLDER).
You will be denied rental if you misrepresent any information on this application. If misrepresentations are found after a rental agreement is signed, your rental agreement will be terminated.

Proof of Identification is required

Date: _____

UNIT INFORMATION

Address: _____ Unit No.# _____

Monthly Rental Amount: _____ Security Deposit Amount: _____

Lease Terms: _____

Utilities Included: _____

PERSONAL INFORMATION

Applicant's Full Name _____ Date of Birth _____

Address _____ Soc. Sec. No. _____

City, State, Zip _____ Home Phone _____

D.L. No. _____ Email _____ Other Phone _____

| OTHER RESIDENTS (Relationship) | DATE OF BIRTH | SOC.SEC.NO. |
|--------------------------------|---------------|-------------|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

RENTAL HISTORY

Current Address _____ How Long? _____
CITY STATE ZIP

Current Landlord _____ Phone _____

Reason for Moving? _____ Current Rent Amount _____

Previous Address _____ How Long? _____
CITY STATE ZIP

Previous Landlord _____ Phone _____

Reason for Moving? _____ Current Rent Amount _____

EMPLOYMENT HISTORY

Current Employer _____ Starting Date _____

Address _____
CITY STATE ZIP

Job Title _____ Gross Monthly Income _____
(before deductions)

Supervisor _____ Phone _____

Other Employment, Employer _____ Starting Date _____

Address _____
CITY STATE ZIP

Job Title _____ Gross Monthly Income _____
(before deductions)

Supervisor _____ Phone _____

39 **OTHER SOURCES OF INCOME**

40 Sources of other income and average monthly amounts: _____
41 _____

42 **CREDIT & FINANCIAL INFORMATION**

43 Bank: _____ Address: _____ Account No.: _____ Account Type: _____

44 Bank: _____ Address: _____ Account No.: _____ Account Type: _____

40 **Credit References (auto loans, personal loans, credit cards)**

41 Type: _____ Name of Creditor: _____ Account No.: _____

42 Total Amount Owed: _____ Monthly Payment Amount: _____

43 Type: _____ Name of Creditor: _____ Account No.: _____

44 Total Amount Owed: _____ Monthly Payment Amount: _____

45 **OTHER INFORMATION**

46 **Automobiles and Other Vehicles**

47 Make and Type _____ Year _____ Color _____ Lic. No. _____

48 Make and Type _____ Year _____ Color _____ Lic. No. _____

49 Make and Type _____ Year _____ Color _____ Lic. No. _____

50 Do you have any pets? _____ If yes, what type and how many? _____ Do you own furniture? _____

51 **In case of personal emergency, notify:**

52 Name _____ Phone _____ Relationship _____

53 Address _____

54 Name _____ Phone _____ Relationship _____

55 Address _____

56 I hereby apply for rental of premises described as: _____

57 _____ Date Required _____

58 Term of rental _____, _____ to _____, _____

59 Monthly Rental \$ _____ Security Deposit \$ _____

60 I enclose the sum of \$ _____ (not to exceed \$20) which is non-refundable fee for a Consumer Credit Report.

61 Tenant may request in writing within seven days after delivery of the rental unit a list of physical damages or defects, if any, charged
62 to the previous tenant's security deposit.

63 I enclose herewith \$ _____, which will be forfeited, as provided by law, if you accept this application, and I do
64 not take the _____. Said deposit to be returned to me if this application is not accepted. Said deposit to
65 apply on the first month's rent if consummated. I hereby certify that all statements made above are correct.

66 **NOTICE: You may obtain information about sex offender registry and persons registered with the registry by contacting the
67 Wisconsin Department of Corrections on the Internet at <http://www.widocoffenders.org> or by phone at 877-234-0085.**

68 I certify that all of the information provided in this application is true and
69 accurate to the best of my knowledge and that my rental agreement may
70 be terminated if I have made any false, misleading or incomplete statements
71 in this application. I authorize verification of the information provided in this
72 application from my credit sources, current and prior landlords, employers
73 and personal references.

74 I acknowledge being furnished copies of the Rental Agreement, Rules &
75 Regulations, and if applicable, any Nonstandard Rental Provisions. I agree to
76 sign the completed Rental Agreement, Rules & Regulations and Nonstandard
77 Rental Provisions, if applicable, prior to taking occupancy of the unit.

78 **NOTE: A SECURITY DEPOSIT IS REQUIRED FROM EVERY
79 TENANT AGAINST DAMAGE OR LOSS TO THE PREMISES, AND
80 SAID SECURITY DEPOSIT CANNOT BE USED FOR THE LAST
81 MONTH'S RENT.**

My rental of said premises is to be limited to use and occupancy by family of size and description above without any right on my part to sublet all or any of said premises.
I authorize you to contact any references that I have listed, before, during or after my tenancy.

Signature of Applicant _____ Date _____

Please Note: Landlord is using public records provided by a third party service to determine your eligibility to rent. Neither Landlord, nor the third party service, can vouch for the accuracy of the records as they have no control over such records. It is the responsibility of the applicant to check the accuracy of his own public records.

APPLICANT SCREENING CRITERIA

READ CAREFULLY BEFORE COMPLETING APPLICATION

We are working with neighbors and other landlords in this area to maintain the quality of the neighborhood. We are working to make sure that people do not use rental units for illegal activity. Therefore, we use screening procedures to evaluate each prospective tenant before we rent to them. These procedures are listed below. Reasons why an application may be rejected are also listed. Please review our listed criteria. If you feel you meet the criteria, please apply. Please note that we provide equal housing opportunity; we do not discriminate on the basis of race, color, religion, sex, handicap, national origin, familial status, marital status, sexual orientation, lawful source of income, age, ancestry.

APPLICATION: One fully completed application must be received from each adult (18 years of age or older) who is applying to rent this property. If the application is not fully completed or sufficient explanations are not provided to explain the omissions your application may be denied.

PERSONAL IDENTIFICATION: Two forms of identification are required along with each application. One form of identification must contain a photo of the applicant.

RENTAL HISTORY: It is your responsibility to provide us with the information necessary to contact your past landlords. We reserve the right to deny your application if, after making a good faith effort, we are unable to verify your rental history. If you previously owned property rather than renting, you must provide references from your mortgage company as well as proof of title ownership or transfer.

INCOME: We must be able to verify independently the amount and stability of your income such as through paycheck stubs, employer contact or tax record. If self-employed you will need to provide a business license, tax records, bank records, or a list of client references. If this landlord accepts rent assistance your assistance amount will be included when determining the amount of your income.

YOU WILL BE DENIED RENTAL IF:

- 1. You misrepresent any information on the application. If misrepresentations are found after the rental agreement is signed, your rental agreement will be terminated.
2. You have been convicted of any drug-related crime, violent criminal activity, or any other criminal activity that threatens the health, safety, and the right to peaceful enjoyment of the property by others, within the last (5) years.
3. You have had a money judgement taken against you within the last five (5) years which has not been satisfied.
4. Your credit check shows that you have accounts that are past due. Should you have an account that is only minimally past due you may still be accepted as long as you have a reasonable explanation for the late account. Accounts past due more than sixty (60) days will not be accepted.
5. You have been evicted within the last five (5) years for failure to pay rent or for any other breach.
6. Previous landlords report significant complaint levels of noncompliance activity such as: repeated disturbance of the neighbors peaceful enjoyment of the area; reports of gambling, prostitution, drug dealing, or drug manufacturing; reports of violence or threats to landlords or neighbors; allowing persons not on the rental agreement to reside on the premises; failure to give proper notification when vacating the property.
7. Reports from a prior landlord that they would not rent to you again because of your past behavior as a tenant.

EARNEST MONEY DEPOSIT: An earnest money deposit of \$ is required along with your application. If your application is accepted the earnest money will be applied to your rent or security deposit or return to you. If you withdraw your application before it is accepted or denied by the landlord the earnest money will be returned to you by the end of the next business day. If you withdraw your application after the landlord has accepted it certain deductions may be made from your earnest money as set forth in ATCP 134.05 of the Wisconsin Administrative Code.

I understand that a copy of the rental agreement, nonstandard rental provisions, and rules and regulations, if written, are available for my review prior to my completing the application or paying any earnest money.

I have read and understand the above screening criteria.

(1) Signature Date (2) Signature Date