



WISCONSIN
MANAGEMENT
COMPANY

Return Application To: _____

Project Number _____

2040 South Park Street, Madison, Wisconsin 53713 608-258-2080 800-480-2080 FAX: 608-258-2090

FOR OFFICE USE ONLY

Address applying for : _____ Apartment: _____ # of bedrooms _____
Lease terms from: _____ to _____ Utilities provided: _____
Monthly Rent: _____ Security Deposit: _____ Pet Deposit: _____
Parking Spots: _____ Stall: _____ Pets: Cat: _____ Dog: _____ Other: _____
Parking rent per month: _____ If pet is a dog, number of pounds: _____
Does the pet have references: _____ Rent increase, per month, for pet: _____

APPLICANT INFORMATION

Name _____ Social Security # _____ Date of Birth _____

Present address: _____ Landlord: _____
_____ Landlord's Phone: _____
_____ Landlord Email: _____
Rent per month: _____ Lease dates: _____

Previous address: _____ Landlord: _____
_____ Landlord's Phone: _____
_____ Landlord Email: _____
Rent per month: _____ Lease dates: _____

Names of all other persons occupying the home:

Name _____	Relationship _____	Date of Birth _____
Name _____	Relationship _____	Date of Birth _____
Name _____	Relationship _____	Date of Birth _____
Name _____	Relationship _____	Date of Birth _____
Name _____	Relationship _____	Date of Birth _____

If you have pet(s), please provide the following:

Pet Type _____	Breed _____	Color _____	Name _____	Age _____	Weight _____
Pet Type _____	Breed _____	Color _____	Name _____	Age _____	Weight _____

If references or income are not adequate, a co-signer may be required. Please list the name, address and phone number of the person to whom the co-sign information should be sent if necessary.

Name: _____ Relationship to Applicant: _____
Address: _____ Phone: _____

In case of an emergency, please give the name of your nearest living relative:

Name: _____ Relationship to Applicant: _____
Address: _____ Phone: _____

INCOME INFORMATION

Employed by: _____ Address: _____
Position: _____ Supervisor: _____
Gross Income per month: _____ Length of employment: _____ Phone: _____

For additional employment or income other than employment (SSI, Section 8, financial aid, parents, child support, alimony, etc.), please list the source of income and monthly amount below.

Source _____ Monthly amount: _____
Source _____ Monthly amount: _____

Applicant's Total Monthly Income: _____

RENTAL CRITERIA

Rental Application:

The rental application must be completed and submitted with a minimum earnest money deposit of \$50.00 for each adult applicant. This deposit can be in the form of a personal check or money order. Applications will not be processed without the minimum deposit. If the application is denied, the full deposit will be refunded. If the application is accepted, the earnest money will be applied towards the security deposit.

Income Requirements:

The combined gross income of the prospective tenants must meet or exceed three times the amount of rent. Only income that is verifiable can be put towards this requirement. Employment with a friend or relative, as well as self-employment, may require further inquiry. Applicant must have continual employment for at least one full year. Applications, which do not meet these criteria, may obtain a qualified co-signer, if all other application criteria are satisfied or be able to show ability to pay rent.

Rental History:

Applications must have a satisfactory current and past landlord history (i.e. timely payments and no eviction record) which must be verifiable. A relative or friend is not considered to be a satisfactory reference. Applicants who do not have a previous rental history may obtain a qualified co-signer, if all other application criteria are satisfied.

Criminal Background Checks:

Criminal background checks will be performed on applicants. Deniable offenses include, but are not limited to, the following: history

of or current disturbance of neighbors, destruction of property, drug related criminal activity, or criminal activity involving violence to persons or property, drug offenses, felony forgery, and party to a crime. A co-signor will not satisfy a denial based on criminal background.

Credit History:

Credit checks will be performed on all applicants. Individual properties may have their own specific credit criterion. If you do not meet this criterion, you may obtain a co-signer if all other application criteria is satisfied. If money is owed to a prior landlord, an applicant must set up a written payment plan and show proof of the first payment made. In addition, they must obtain a qualified co-signor.

Living Requirements:

There may not be more than two persons living in a one-bedroom apartment. A maximum of four people may live in a two-bedroom apartment, with two persons in each room. Children under 2 are not counted. Individual properties may have different occupancy limits.

Security Deposits:

Security deposits must be paid in full prior to the move-in date.

Co-Signers

Co-signers must meet or exceed all the requirements as stated above.

Earnest Money:

Management is able to extend holding of earnest money for up to, but not to exceed, 21 days in order to complete application process fully.

Any falsified information may result in a denial for residency and/or eviction from residency IDENTIFICATION IS REQUIRED. MUST BE A PHOTO ID.

(Circle one) Valid Drivers License, State ID, Passport, Birth Certificate, Other
Drivers License/ID # _____ State of Issue _____
Expiration Date _____ Address Listed _____

QUESTIONS THAT MUST BE COMPLETED

Have you ever been convicted of a crime (not including traffic violations)? YES/NO (Please circle answer).
If "Yes", please explain _____.

Have you ever been evicted or are currently in the process of being evicted? YES/NO (Please circle answer).
If "Yes", please explain _____.

Have you and a Landlord ever mutually agreed to terminate your lease? YES/NO (Please circle answer).
If "Yes", please explain _____.

EARNEST MONEY DEPOSIT

In order for an apartment to be held, a full earnest money deposit must be paid with an application. If the application is not approved, the full deposit will be refunded. Upon acceptance, the deposit becomes the security deposit, which will be held for the entire term of the lease. If the applicant is accepted and later decides to not take the unit, the Landlord reserves the right to withhold the deposit in accordance with the appropriate statutes and reserves the right to charge a minimum of \$50.00 per applicant.

Earnest money in the amount of \$ _____ is hereby acknowledged. THIS APPLICATION IS AUTHORIZATION FOR THE INVESTIGATION OF THE REFERENCES LISTED HEREON. This application is not a rental agreement, contract, or lease. It is subject to the approval of the owner or management.

SIGNATURE

Applicant Signature _____ Date: _____
Present Phone: Home: _____ Work: _____ Cell: _____
Applicant email address: _____