

Co-Applicant must file separate application

APPLICATION FOR RESIDENCY
Catholic Knights Tower
1100 West Wells Street, Milwaukee, WI 53233

Applicant _____ Apt. # _____

Rent _____ Security Deposit _____ Lease term from _____ to _____

Parking Required _____ Remarks and/or Conditions _____

NAMES OF PERSON(S) TO OCCUPY APARTMENT:

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

Applicant's Social Security # _____ Date of Birth _____

Spouse's Social Security # _____ Date of Birth _____

Telephone (Home) _____ (Work) _____

Present Address _____ City _____

State _____ Zip _____ How Long _____ Rent _____

Previous Address _____ City _____

State _____ Zip _____ How Long _____ Rent _____

Employed by _____ How Long _____ Position _____

Supervisor _____ Phone _____ Income _____

Spouse Employed by _____ How Long _____ Position _____

Supervisor _____ Phone _____ Income _____

Present Landlord _____ Address _____

Phone _____ How Long _____ Reason for Leaving _____

Previous Landlord _____ Address _____

Phone _____ How Long _____ Reason for Leaving _____

Undergraduate Student Yes _____ No _____

OFFICE Credit Reference _____
USE Housing Reference _____
ONLY Work Reference _____
Date _____

CREDIT REFERENCES:

1. _____

2. _____

3. _____

Car _____ License # _____ Driver's License # _____

BANK REFERENCES (include acct.#'s)

Savings _____

Checking _____

Loans _____

In case of emergency, contact:

Name: _____ Relationship: _____

Address: _____ City _____ State _____

Phone: _____

INFORMATION FOR PROSPECTIVE TENANTS

- I. Our Review of Your Application – In considering your application, Catholic Knights may obtain a “Consumer Report” about you. As provided in the Fair Credit Reporting Act, a Consumer Report may include information on your credit worthiness, credit standing, credit capacity, character, general reputation, personal characteristics and mode of living. We would obtain such a report from a consumer reporting agency.
- II. Earnest Money Deposit -- If there are not currently available units for rent but you wish to be put in live for consideration as units become available, you may provide a check for your earnest money at this time which check we will hold but not accept (deposit) until a unit opens up. When a unit opens up, your check will be accepted by being deposited at that time and the below listed rules will apply effective the date of deposit. If you do not provide a check at this time, you will be notified when you are in line for consideration for an available unit. However, the earnest money deposit will have to be received in our office within 3 calendar days of notification or, at our option, the application will be put on hold until received and the next application(s) in line will be considered for acceptance, or your application may be denied.
 - A. There is an earnest money deposit of \$100.00 required with your application that is conditionally refundable. We will apply the earnest money deposit toward the required apartment security deposit if you sign an Apartment Lease.
 - B. We will refund the earnest money deposit if: (1) you withdraw your application before we accept it; or (2) we reject your application; or (3) we fail to approve your application by the end of the 21st calendar day after we accept your earnest money deposit. The refund shall be made by mailing it First Class by the end of the next business day after (1), (2) or (3) occurs.
 - C. We will retain some or all of the earnest money deposit if you fail to sign an Apartment Lease after we accept your application (unless we have significantly altered the rental terms that we previously quoted you). We will retain an amount that is sufficient to compensate us for actual costs and damages that we incur because of your failure to sign an Apartment Lease. Those costs and damages will include lost rents if we have met our obligation under the law to mitigate our losses.

III. Security Deposit

- A. A security deposit in the amount of \$_____ is required when you sign an Apartment Lease.
- B. Within twenty-one (21) days after you surrender the premises, we will refund the security deposit less the following amounts:
1. Reasonable compensation for your damage, waste or neglect of the premises, if any, but not for normal wear and tear or for any other damages or losses for which you cannot reasonably be held responsible under applicable law;
 2. Any unpaid rent for the apartment, subject to the mitigation requirements that apply to us under the law; and
 3. Any amount that you owe for any utility services that we provide that is not included in the rent.
- C. If we do withhold any amount from a refund, we will provide you with a written statement that accounts for all amounts withheld. The statement will describe each item of physical damage or other claim made against the security deposit and the amount withheld as reasonable compensation for each item or claim.
- D. To help document the condition of the apartment at the beginning of your tenancy for purposes of determining any damage that may occur during your tenancy, you may do either or both of the following at any time on or before the seventh (7th) day after the beginning of the term of your Apartment Lease:
1. Inspect the apartment and notify us of any damages or defects that exist at that time;
 2. Request in writing a list of any physical damages or defects that we charged to the previous tenant's security deposit. We will provide the list within thirty (30) days after we receive the request or within seven (7) days after we have notified the previous tenant of the security deposit deductions, whichever occurs later.

IV. Identification of the Landlord – The owner of the Tower Apartments is Catholic Knights, 1100 West Wells Street, Milwaukee, Wisconsin 53233.

V. Authorized Agents – Certain employees of Catholic Knights are authorized to collect or receive rent and manage and maintain the Tower Apartments. They are located in the Catholic Knights' building, 1100 West Wells Street, Milwaukee, Wisconsin 53233. You may initiate contact with the appropriate person by calling the Tower Apartment Office at 273-6266 and asking for the Tower Apartment manager. Rent payments are payable to Catholic Knights and may be made by mail to Catholic Knights, by deposit into the door slot located at the rear of the Tower Apartments' lobby, or by delivery to the cashier at Catholic Knights' home office on the third floor.

VI. Nonstandard Rental Provisions

- A. Our lease form includes the following provision concerning entry into your apartment: "After giving the Tenant at least twelve (12) hours advance notice (or shorter notice if the Tenant consents), the Landlord may enter the premises at reasonable times to inspect the premises, make repairs, or show the premises to prospective tenant purchasers. In addition, the Landlord may enter the premises without notice and at any time if: (1) the Tenant, knowing the proposed time of entry, requests or consents in advance to the entry; (2) a health or safety emergency exists; or (3) the Tenant is absent and the Landlord reasonably believes that entry is necessary to protect the premises, any person, any property, or any animal, from damage or any person from disturbance resulting from excessive noise emanating from the premises. The Landlord may not enter the

premises without first announcing his or her presence to persons who may be present in the premises (such as by knocking or ringing the door bell) and identifying himself or herself upon request.”

- B. This provision is nonstandard in that the underlined words are not included in the standard lease provisions that are included in the Wisconsin Residential Lease Practices Regulation. The Regulation permits nonstandard provisions such as this if they are separately identified and discussed with prospective tenants.

VII. **THIS APPLICATION IS NOT A RENTAL AGREEMENT, CONTRACT, OR LEASE. ALL APPLICATIONS ARE SUBJECT TO APPROVAL BY CATHOLIC KNIGHTS.**

Once Catholic Knights gives verbal approval of the application and the applicant agrees a rental agreement is reached:

VIII. Each of the Undersigned Applicants States the Following

- A. All of the information that I provided above is true to the best of my knowledge. I have received and reviewed all forms, rules and regulations for tenancy. I have read and believe that I understand the foregoing Information for Prospective Tenants. I agree to the earnest money deposit procedure described above and acknowledge that Catholic Knights identified and discussed the Nonstandard Rental Provisions reproduced above.
- B. I hereby authorize you to investigate my character, general reputation, personal characteristics, mode of living, credit worthiness, credit standing, and credit capacity. I acknowledge and agree that this investigation may include obtaining such information from a consumer reporting agency. I authorize all persons and entities (including, but not limited to, businesses, corporations, former and current employers and supervisors, credit agencies, governmental agencies, law enforcement authorities, educational institutions, state insurance departments, the NASD, and all military services) to supply any information about me which is described above. I release them from all liability and responsibility for doing so.

Signature of Applicant _____

Date _____

Signature of Applicant _____

Date _____

CATHOLIC KNIGHTS acknowledges receipt of _____ as an earnest money deposit.

by: _____
Signature of Landlord Representative

Date _____