

# APPLICATION FOR RESIDENCY - Hidden Oak Apartments

Leasing Consultant: Stephanie Goldschmidt Application Date: \_\_\_\_\_  
Apartment Address: 82<sup>nd</sup> Street, City, State, Zip: Pleasant Prairie, WI 53158  
Monthly Rent: \_\_\_\_\_ Pet Charge: \_\_\_\_\_ Parking Charge: \_\_\_\_\_  
Move In Date: \_\_\_\_\_ Security Deposit: \$500.00 Pet Deposit: \_\_\_\_\_  
Lease Start Date: \_\_\_\_\_ Lease End Date: \_\_\_\_\_ Fitness Deposit: \_\_\_\_\_  
Deposit Total: \_\_\_\_\_ Total Monthly Payment: \_\_\_\_\_  
Concession: \_\_\_\_\_

## **Applicant #1**

Name of Applicant: \_\_\_\_\_ SSN: \_\_\_\_\_  
Telephone #: \_\_\_\_\_ Alternate Telephone: \_\_\_\_\_  
Date of Birth: \_\_\_\_\_ Driver License #: \_\_\_\_\_  
Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_  
Landlord's Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Amount of Rent: \_\_\_\_\_ Length of Tenancy: \_\_\_\_\_ Reason for Leaving? \_\_\_\_\_  
Previous Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_  
Landlord's Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Amount of Rent: \_\_\_\_\_ Length of Tenancy: \_\_\_\_\_ Reason for Leaving? \_\_\_\_\_  
Has any Landlord ever filed Eviction proceedings against you? If yes, please explain: \_\_\_\_\_

Have you ever been convicted of a non-traffic related criminal offense? If yes, please explain: \_\_\_\_\_

Employer Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_  
Position Title: \_\_\_\_\_ Name of Supervisor: \_\_\_\_\_  
How long employed? \_\_\_\_\_ Monthly Gross Income: \_\_\_\_\_  
Previous Employer: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_  
Position Title: \_\_\_\_\_ Name of Supervisor: \_\_\_\_\_  
How long employed? \_\_\_\_\_ Monthly Gross Income: \_\_\_\_\_

## **Applicant #2**

Name of Applicant: \_\_\_\_\_ SSN: \_\_\_\_\_  
Telephone #: \_\_\_\_\_ Alternate Telephone: \_\_\_\_\_  
Date of Birth: \_\_\_\_\_ Driver License #: \_\_\_\_\_  
Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_  
Landlord's Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Amount of Rent: \_\_\_\_\_ Length of Tenancy: \_\_\_\_\_ Reason for Leaving? \_\_\_\_\_  
Previous Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_  
Landlord's Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Amount of Rent: \_\_\_\_\_ Length of Tenancy: \_\_\_\_\_ Reason for Leaving? \_\_\_\_\_  
Has any Landlord ever filed Eviction proceedings against you? If yes, please explain: \_\_\_\_\_

Have you ever been convicted of a non-traffic related criminal offense? If yes, please explain: \_\_\_\_\_

Employer Name: \_\_\_\_\_

Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Position Title: \_\_\_\_\_

Name of Supervisor: \_\_\_\_\_

How long employed? \_\_\_\_\_

Monthly Gross Income: \_\_\_\_\_

Previous Employer: \_\_\_\_\_

Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Position Title: \_\_\_\_\_

Name of Supervisor: \_\_\_\_\_

How long employed? \_\_\_\_\_

Monthly Gross Income: \_\_\_\_\_

Please list all persons who will occupy the apartment, regardless of age:

Name	SSN	Date of Birth
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Do you have any pets?  No  Yes, please complete below:

Type	Name	Breed	Gender	Age	Color
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Vehicle(s)	Year	Make	Model	Color	License Plate
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

In case of personal emergency, please contact: Name: \_\_\_\_\_ Relationship: \_\_\_\_\_

Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

Home Telephone: \_\_\_\_\_ Alternate Telephone: \_\_\_\_\_

Equal Housing Opportunity: It is our policy to lease apartments to the public on a non-discriminatory basis, without regard to race, religion, creed, color, sex, handicap, familial status, national origin, age, ancestry, sexual orientation, marital status or lawful source of income or any other protected class pursuant to federal, state or local laws. We practice equal opportunity.

Qualifying Criteria: The criteria listed below must be met in order for an application to be accepted. If any of the criteria is not met, an application is subject to rejection.

1. Income: Monthly rent shall not exceed 33% of the applicant’s gross monthly income. All lawful sources of income will be verified with employer verbally or by providing a most recent check stub. Self employment must be verified by most recent tax return.
2. Residence: Present and previous residence must have satisfactory payment history and satisfactory residency history.
3. Credit: The application review will include a credit report on each applicant. If an applicant is not accepted due to an unsatisfactory credit history, the applicant will be given the name, address and telephone number of the credit reporting agency. An eviction or open judgment by a Landlord is reason for automatic application denial.

According to the State of Wisconsin Statutes, chapter 704 and the Wisconsin Department of Agriculture, Trade and Consumer Protection Chapter 134, the following required disclosures have been met prior to entering into a rental agreement and/or a security deposit:

- a) Copies of the proposed lease and addenda have been made available for inspection by the applicant
- b) The check given for the security deposit shall serve as a receipt of payment
- c) Being advised there are no uncorrected building and housing code violations for which the landlord has received notice from code enforcement authorities and which affect the dwelling unit and common areas
- d) Being advised the premises contain no conditions adversely affecting habitability
- e) That the applicant has been advised of utility charges not included in the rent

- f) Having been advised that security deposits may be withheld for resident damage, waste, neglect of premises, non-routine cleaning, nonpayment of rent, late fees, utility services for which landlord has become liable and other reasons clearly agreed upon in writing at the time the lease and addenda is entered into.
- g) The applicant has been advised of the name and address of the person(s) authorized to collect or receive rent, manage and maintain the premises, person(s) who can be readily contacted by resident, an owner or agent and address within the State who is authorized to receive rent, make receipt for notices and demands and at which service of process can be made in person.

Release, Waiver and Indemnity: The undersigned hereby authorizes any and all third parties (i.e. former landlords, existing and former employers, creditors, credit reporting agencies, law enforcement agencies, etc.) having information regarding the undersigned to disclose any and all such information that may be requested with respect to the investigation of the suitability of the undersigned for occupancy. The undersigned hereby waives any and all claims, liabilities or actions which may exist with respect to any such disclosure and forever releases all such third parties from any liability with respect to such claims. The term "undersigned" shall mean the party whose signature appears below, together with his or her spouse and all of his/her heirs, successors, assigns and administrators. Additionally, the undersigned applicant(s) hereby declare that the representations of fact in this application are true and correct. Applicant(s) agree that if any information herein contained is found to be false, the application will be denied and the lease made in the strength of this application may, at the option of the landlord, be terminated at any time.

Application Denied by Management: Management will mail return of the security deposit if application is denied. Management is not authorized to discuss credit reports, previous landlord references or employment references with applicant(s). Application will be denied if information provided is found to be false.

Application Approved by Management: Applicant(s) must sign a lease within 48 hours of approval.

Applicant(s)/Lessee(s) Do Not Take Occupancy: Even if the approved applicant(s)/Lessee(s) do not take occupancy per the signed lease start date, applicant(s)/Lessee(s) will be responsible for the terms of the signed lease and current and future rent payments until the unit is re-rented or the terms are completed, whichever comes first.

Rental of said premises is to be for personal use only. No business may be conducted from any apartment home.

I/We certify that all the information given above is true and correct and understand that my Lease Agreement may be terminated if I have made any false or incomplete statement on this application. I/We authorize verification of the information provided in this application from my credit scores, credit bureaus, current and previous landlords and employers, and any other sources including but not limited to the sex offender hotline.

By submitting this complete application, I hereby apply for the apartment. I/We understand that I am required to leave a \$100.00 deposit with this application, payable in 2 separate forms. Of this deposit, \$20.00 is a non-refundable application fee. Upon application acceptance, \$80.00 is applied toward the security deposit of \$500.00. The signed Lease Agreement is due within forty-eight (48) hours of acceptance. The balance of the security deposit and any other deposits are due prior to move in. **If my/our application is not accepted, the \$80.00 will be returned to me/us. If I/we refuse to enter into a Lease Agreement after acceptance, the balance of the my/our paid deposit may be retained as compensation of lost rent provided the Landlord makes reasonable efforts to mitigate the rental loss in accordance with Wis. Statutes 704.29.**

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Co-Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

If you have any questions or concerns regarding this Application, the Community, or any other issue, please ask your Leasing Professional.

**Professionally Managed by: Blake Capital Corp.**