

(\$14.95 Per Adult)

RENTAL APPLICATION

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ONLY CLEAN AND RESPONSIBLE PEOPLE WHO PAY RENT ON TIME MAY APPLY (with valid Photo ID)

First Name:	Middle Name:	Last Name:	How Many Bedrooms? (1/2)
SS #:	Date of Birth:	E-Mail Address:	
Home Phone:	Cell Phone:	Work Phone:	
When do you want to move in?		List other names you have used:	

List Your Addresses for the Previous Five Years

Current Address:	City, ST, Zip		
Owner/Manager	Phone:	Monthly Rent:	
Moved in Date:	Why are you moving?		
Previous Address:	City, ST, Zip		
Owner/Manager	Phone:	Monthly Rent:	
Moved in Date:	Why are you moving?		
Previous Address:	City, ST, Zip		
Owner/Manager	Phone:	Monthly Rent:	
Moved in Date:	Why are you moving?		

Employment, Income, and Financial

Current Employer:	Address:		
Supervisor Name:	Supervisor Phone:	Date Hired:	
Position:	Department:	Hours Worked Per Week:	
Gross Wages \$	(___ Month ___ Week ___ Hour)		
Any other source of Income?			
Do you have a checking account (Yes/No)		Do you have a savings account? (Yes/No)	
Have you ever filed bankruptcy? (Yes/No)		If yes, when?	
Do you have any collections filed against you?		Explain:	
Do you have any financial judgments filed against you?			

Credit - Please list all ongoing payments for Credit Cards, Loans, and other obligations (alimony, child support, etc.)

Lender	Purpose of Loan	Monthly Payment	Lender	Purpose	Monthly Payment
1.			4.		
2.			5.		
3.			6.		

Other Information

How long will you live here?: ___ 1 yr ___ 2 yrs ___ 3 yrs+		Do you Smoke?
Have you broken a lease?	Are you a convicted felon?	(If Yes, explain on next page)
How many evictions have been filed on you?	What kind of animals do you have?	
What may interrupt your ability to pay rent?		
Are you currently enrolled in a drug rehabilitation program?		
Have you ever been convicted of possession, dealing or manufacturing illegal drugs?		
Have you ever been convicted of a crime (not traffic)?		If yes, explain:
Car Year:	Car Make:	Car Model: Color:

IF ACCEPTED, THE FOLLOWING PERSONS WILL BE LIVING WITH ME:

Name:	Birthday:	Name:	Birthday:
Name:	Birthday:	Name:	Birthday:

Emergency Contacts/Personal References (Must have two)

NAME	ADDRESS	PHONE	RELATIONSHIP
1.)			
2.)			

Date: _____ Address Applying for: _____ Last Name: _____

Other Comments: _____

The purpose of this application is to determine whether I qualify as a tenant. If my application is approved, I agree to sign a written lease within 5 days of approval. If I fail to sign the lease within 5 days of Landlord's approval, I may be disqualified and Landlord may rent the unit to the next qualified Applicant. The Landlord and I have no rental agreement until the time that the lease is signed. I have paid the non-refundable credit report fee indicated in the application.

I hereby authorize the Landlord and Manager to investigate my credit and financial responsibility, income, rental, and eviction history, and the statements made in this application, and to obtain a consumer credit report on me from a consumer reporting agency that compiles and maintains files on consumers on a nationwide basis. My performance under any lease that I may enter into with the Landlord may be reported to any such reporting agency. I authorize the Landlord, its employees, agents, or representatives to make any and all inquiries necessary to verify the information provided herein, including but not limited to direct contact with my employer, landlords, credit providers, neighbors, police, government agencies and any and all other sources of information which the Landlord may deem necessary and appropriate within its sole discretion. I was given the opportunity to review a sample lease and the Landlord's rules and regulations (available at www.reinwi.com). I warrant and represent that I am at least 18 years of age and that all the statements herein are true and correct. I acknowledge that if I have failed to answer any questions, Landlord may reject the application. I acknowledge that if I provide false information, Landlord may reject the application and may terminate the lease.

This property requires a security deposit equivalent to one month's rent (or as otherwise agreed by Landlord and Tenant) that must be paid in full at the time the lease is signed. Animal deposit(s) are in addition to security deposit. The initial lease term will be for a period of one year. After the one-year term, lease will be month-to-month and will require Tenant to give 60 days notice to terminate the lease. This is not subsidized housing. No rent assistance is accepted. You may be denied occupancy if, you have had a conviction for any type of crime that would be considered a serious threat to real property or to other Tenant's peaceful enjoyment of the premises, including the manufacture or distribution of controlled substances.

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at www.widocoffenders.org or by phone at 877-234-0085.

Our required standards for qualifying to rent a unit are simple and fair. They are:

1. All units are offered without regard to race, color, religion, sex, handicap/disability, national origin, familial status, sexual orientation, marital status, lawful source of income, age, ancestry (or any other protected class).
2. Each adult occupant must submit an application.
3. Your gross monthly income must equal approximately four times or more the monthly rent
4. You must have a favorable credit history.
5. You must be employed (or have a steady source of income) and be able to furnish acceptable proof of the required income.
6. You must have good references, housekeeping, and property maintenance from your previous Landlords.
7. You must limit the number occupants to 2 per bedroom (per HUD guidelines).
8. Compensating factors can include additional requirements such as double deposit or rent paid in advance for applicants who fall short of above criteria at Landlord's sole discretion.
9. We will accept the first qualified applicant.
10. Our policy is to refuse tenancy to anyone who has declared bankruptcy in the five years prior to application, has had eviction filed against them, or has a judgment or collection against them for financial delinquency in the past 5 years.
11. We will require a photo ID of all persons who sign the lease.

The Applicant authorizes release of all information to Landlord.



To assist us in our marketing efforts, how did you hear about us? _____

APPLICANT: X _____

DATE: X _____

<i>FOR OFFICE USE ONLY</i>		<i>Date Received</i> _____	
Income:	<input type="checkbox"/> _____	Credit Report:	<input type="checkbox"/> _____
Evictions:	<input type="checkbox"/> _____	Rental History:	<input type="checkbox"/> _____
Other:	<input type="checkbox"/> _____	References:	<input type="checkbox"/> _____
Accepted:	<input type="checkbox"/> _____	Did not meet rental criteria:	<input type="checkbox"/> _____