



APPLICATION FOR OCCUPANCY

Unit Information

Property Address _____ Apt. # _____ Application Date _____

Lease Terms _____ Lease Begins _____ Rent Amount _____ Security Deposit _____

- Base Rent----- +\$ _____
- Pet Fee ----- +\$ _____
- Parking Fee ----- +\$ _____
- Security Deposit ----- +\$ _____
- Pet Security Deposit ----- +\$ _____
- Sub - Total Due ----- +\$ _____
- Balance Due At Lease Sign ----- +\$ _____
- Balance Due At Occupancy ----- +\$ _____

- Tenant to Pay (Yes, No, N/A)
- Gas _____
 - Electric _____
 - Sewer/Water _____
 - Phone _____
 - Internet _____
 - Parking _____

TENANT RESPONSIBILITY (snow, softener salt, grass, other _____)

Number of Parking Spaces: Inside _____ Outside _____
Number of Bedrooms _____ Bathrooms _____

Applicant Information (Each Co-Applicant (named tenant) must complete a separate *Application For Occupancy*)

(Applicant must be of majority age)

TOTAL NUMBER OF PROPOSED OCCUPANTS: _____

Last Name _____ First Name _____ MI _____ Phone _____

Social Sec. # _____ - _____ - _____ Drivers Lic. # _____ State _____ DOB _____

Current Address _____ Apt. # _____ City _____ State _____ Zip _____

Landlord _____ Time There _____ Rent Amt. _____ Landlord Phone _____

(If at current residence less than 1 year)

Previous Address _____ Apt. # _____ City _____ State _____ Zip _____

Landlord _____ Time There _____ Rent Amt. _____ Landlord Phone _____

(If current income is less than 1 years old)

Previous Employer _____ Employer Address _____ Monthly Income _____

Position/Title _____ Time There _____ Supervisor _____ Employer Phone _____

Current Employer _____ Employer Address _____ Monthly Income _____

Position/Title _____ Time There _____ Supervisor _____ Employer Phone _____

Other Sources of Income: (You do NOT have to reveal alimony, child support or spouse's annual income unless you want it considered in this application)

Amount: _____ Source: _____ Confirmation Person: _____ Phone: _____

Amount: _____ Source: _____ Confirmation Person: _____ Phone: _____

Pets to Occupy Rental (Number and Kind) _____

Have you ever been evicted? ___ Yes ___ No If yes, describe: _____

Have you ever filed for bankruptcy? ___ Yes ___ No If yes, describe: _____

Are you currently behind on rent or other bills due? ___ Yes ___ No If yes, describe: _____

Applicant's Credit References	Account Type:	Account Number:
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____

Name Of Other Persons to Occupy Unit:	Social Security Number:	Birth Date if Under 18:
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____

Standard Rental Criteria

- All applicants of majority age should have a combined gross income of not less than two times the monthly rental amount. Such income should be verifiable, should have been steady for not less than six months prior to the date of application and must be expected to continue for the term of the lease.
- All applicants of majority age should have good previous landlord history for not less than one year prior to the date of application.
- All applicants of majority age must have good previous credit history or no credit history at all.
- No more than two occupants are allowed per bedroom in the rental unit.

Acknowledgments and Releases

Applicant(s) acknowledge that they have had the opportunity to inspect the rules, if any, and rental agreement before paying any money and have been or will be entitled to a copy of both when a lease is signed. Before paying any money, the Applicant(s) acknowledges that they have been notified of the following:

- All uncorrected building code violations which affect the unit or common area.
- Any of the following conditions that adversely affect habitability: lack of hot or cold running water, lack of operating plumbing or sewage disposal, unsafe or inadequate heating facilities, no or unsafe electrical service.
- Whether water, heat and electricity are included and the basis on which utility bills, if not separately metered, are allocated.
- Their right to inspect the unit and notify Owners/Owner's Agent within the first 8 days of tenancy of all pre-existing damage by completing the Move-In/Move-Out Report. Failure to list any defects or to complete report is an admission by tenant that the unit is in "Move-In", clean and habitable condition.
- They have been furnished a copy of all repairs that were promised to be done by Owner/Owner's Agent before applicant paid any deposit.
- They have been given the opportunity to review the EPA's 14 page pamphlet on lead based paint titled "Protect Your Family From Lead In Your Home" and have been advised that the building in which they are seeking dwelling may have the potential of having lead based paint.
- They have been advised that during the first 8 days of tenancy, they have the right to request, in writing, a list of the damages and defects for which the landlord deducted money from the prior tenant's security deposit.
- 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 <http://www.widocoffenders.org> or by phone at 877-234-0085.

"I hereby authorize Mark Walters Property Management, LLC dba Walters Management Company, to obtain a consumer report, and any other information it deems necessary, for the purpose of evaluating my application. I understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment/salary details, vehicle records, licensing records, and/or any other necessary information. I understand that subsequent consumer reports may be obtained and utilized under this authorization in connection with an update, renewal, extension, or collection with respect or in connection with the rental or lease of a residence for which application was made. I hereby expressly release Mark Walters Property Management, LLC dba Walters Management Company, and any procurer or furnisher of information, from any liability what-so-ever in the use, procurement, or furnishing of such information, and understand that my application information may be provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies."

The undersigned represents that all of the statements herein are true and correct and hereby authorizes the Owner or an Agent to verify information as is reasonably necessary to process this *Application For Occupancy*. False information of ANY fact whatsoever shall be grounds for rejection of this application with no notice required.

_____ Date: _____
 Applicant's Signature