

Mammoth Springs

PO Box 1895 – Brookfield, WI. 53008-1895

Phone: 262-932-4083 email: mammothspringsapartments@gmail.com

The undersigned hereby acknowledges this application is subject to approval of Mammoth Springs ownership and Its' agents. No tenancy is created until such approval has been obtained, either written or oral. Mammoth Springs' discretion specific qualifications and requirements may be established for specific apartment buildings. We reserve the right to reject applicants who do not meet these requirements.

Last Name: _____ First Name: _____ Middle: _____ Mr./Ms./Mrs.

Social Security #: _____ Drivers' License State: _____ # _____ Expiration: _____

Home Phone: _____ Cell Phone: _____ Email: _____

DOB: _____

Party to be notified in case of emergency: _____ Relationship to tenant: _____

May the emergency contact be allowed in the apartment by Owner in your absence? ____ yes ____ no

Emergency contact Phone _____

Auto Make: _____ Model: _____ Year: _____ Color: _____ License Plate #: _____

Current Address: _____ City: _____ State: _____ Zip: _____

From: _____ to _____ Mo. Payment: _____ Reason for Moving: _____

Landlord's Name: _____ Phone: _____

(*If above address is less than 2 years)

Previous Address: _____ City: _____ State: _____ Zip: _____

From: _____ to _____ Mo. Payment: _____ Reason for Moving: _____

Landlord's Name: _____ Phone: _____

Employer: _____ Phone: _____

Occupation: _____ Annual Income: _____ Contact Person: _____

How many occupants will be living in the apartment: _____

Additional occupant's name: _____ Are they older than 18 years old ? Y or N

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Will there be pet(s) living in the apartment? Y or N

Dog Breed(s): _____ Dog Weight(s): _____

Cat Breed(s): _____ Cat Weight(s): _____

We specifically understand and agree that:

No unauthorized individuals are allowed to move in with the tenants of record.

No water beds are permitted unless Lessor is furnished with a certificate of insurance specifying \$25,000.00 liability. Unless specified in writing no dogs are allowed for any reason, at any time. There is no smoking at any time on the property.

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THIS IS AN EQUAL HOUSING OPPORTUNITY COMMUNITY

APPLICANT SELECTION CRITERIA – Effective September 2015

Please review our criteria. If Applicant feels Applicant meets the criteria, please apply. It is the policy of Mammoth Springs, that all persons have the right to equal opportunity and equal treatment in all matters regarding housing. It is unlawful to practice housing Discrimination or deny equal opportunity to any person, but especially based on any of the following: sex, race, color, national origin, handicap, familial status, religion, marital status of persons maintaining a household, sexual orientation, age, ancestry or lawful source of income. Applicant may review a copy of the Lease and all written rules and regulations before Applicant completes this application or pays the security deposit. The Fair Credit Reporting Act 15 U.S.C. sec.1681, et, sec, requires that we disclose to Applicant that an investigation will be completed. Once a security deposit has been given to hold an apartment it will be forfeited in full if the approved applicant withdraws for any reason. A non-refundable application fee of \$20.00 and the completed application is required per applicant in order to begin processing.

1) APPLICATION A completed Rental Application must be received from each Applicant and Guarantor. If the completed application contains any omissions (not satisfactorily explained) it will be returned for completion or denied. All Applicant(s) must provide us with their Social Security number, and when applicable, Certificate of Naturalization or Permanent Resident Card. If Applicant(s) is unable to provide a Social Security number, Applicant(s) must provide us with a denial letter from the Social Security Office and a copy of their Certificate of Naturalization or Permanent Resident Card.

2) RENTAL HISTORY It is Applicant(s)' responsibility to provide us with the information necessary to contact Applicant(s)' past Landlord(s). We reserve the right to deny Applicant(s)' application if, after making a good faith effort, we are unable to verify Applicant(s)' rental history. An applicant with no rental history AND no credit may require a Lease Guarantor.

3) INCOME Applicant(s) must have a maintained monthly gross income equal to or greater than three times the sum of the apartment rental, parking, pet fees and short term lease fees, also known as "income formula". The monthly income must be projected to be stable during Lease term, i.e., temporary employment may not be considered. Self-employed or retired Applicant(s) must provide copy of most recent (within one year) tax return for review, a copy of which will be retained in Applicant(s)' file. Gross yearly income, as stated on tax return, will be subject to income formula. If Applicant has no employment income, other sources of income may be considered, i.e., savings, money market, trust account, etc. These sources must be verifiable and currently accessible, and must meet income formula standards. A Lease Guarantor may be considered in the event of insufficient income provided Guarantor qualifies under our income requirements including having a qualified Credit Report as applicable per Paragraph 4, below.

4) CREDIT REPORT Good credit history must be maintained for the past 3 years. This property uses a scoring model to screen credit and criminal reports. Scores 803 + meets property criteria. Scores 707-802 meets property criteria with conditions. The applicant may be approved with one month deposit or qualified co-signer required. Scores 1-706 applicant does not meet property criteria. No additional screening is required. A Score of 0 meets property criteria with conditions. The applicant may be approved with one month deposit or qualified co-signer required. A 0 score reports no credit history has been established.

5) APPLICANT WILL BE DENIED RENTAL IF:

A. Applicant does not meet the credit report criteria as outlined above, or Applicant does not pay the additional security deposit as outlined above.

B. If collection accounts excluding medical with a balance greater than \$250 within the past 12 months.

C. Applicant has bankruptcies excluding dismissed and discharged within the past 6 months.

D. Applicant has non-telecommunication utilities with a balance greater than \$250 within the past 12 months.

E. Any eviction public records within the past 24 months.

F. The criminal check reveals any convictions within the past 36 months involving sexual assault, theft, and criminal damage to property, drug distribution, and disorderly conduct, injury to person or persons, offenses of any kind which may endanger the safety or welfare of others. Any felony convictions offenses of any kind which may endanger the safety or welfare of others.

G. Previous Landlord(s) reports any of the following: owes Landlord money; evicted within the past 5 years; received more than two noise/disturbance warnings within the past year; allowed persons not on the Lease to reside in the premises; failed to give proper notice when vacating the property; reports of multiple late during a consecutive 12 month period; reports of unclean and/or untenable condition; would decline to rent to Applicant(s) again for any other reason pertaining to the behavior of Applicant(s) or others allowed on the property during tenancy.

H. Applicant misrepresents any information on the application. If misrepresentations are found after Lease agreement is signed, Lease agreement will be terminated.

I. Applicant fails to provide Social Security numbers for each adult or Guarantor (18 years of age or older) applying for residency, and Applicant is unable to provide us with a denial letter from the Social Security office and a copy of Certificate of Naturalization or Permanent Resident Card.

J. Applicant(s) does not meet monthly gross income requirements and is unable to provide a qualified Guarantor.

Landlord reserves the right (but shall not be obligated) to waive certain criteria for tenancy as stated above.

K. Applicant has foreclosures in the past 12 months.

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- L. If percentage of rent to income is 40% or higher.
- M. If more than 2 people per bedroom will be occupying the unit.

6) APPLICATION APPROVALS

If management approves an application, the applicant will be notified by phone or in writing of their acceptance. The applicant shall have two calendar working days from initial notification to accept the apartment. If the applicant does not respond within two (2) working days of the notification, management reserves the right to cancel the application and remove the applicant from the waiting list. It is the applicant's responsibility to notify the management of changes of address and phone numbers.

The appropriate earnest money deposit and application fee must accompany each rental applications in order to be processed. **THE APPLICATION FEE IS NON-REFUNDABLE.** Apartments will not be held for more than 48 hours without the application and earnest money deposit. If the application is accepted, the earnest money will be put toward the security deposit balance. If the application is rejected, the earnest money will be returned to the applicant within 21 days of the rejection notification. **THE EARNEST FEE IS NON-REFUNDABLE 48 HOURS AFTER THE APPLICATION AND FEE ARE SUBMITTED TO MANAGEMENT FOR PROCESSING, NO EXCEPTIONS.** _____ **Applicant's Initials.**

IF YOU CHOOSE NOT TO ACCEPT THE APARTMENT, YOU MUST EMAIL MANAGEMENT AT MAMMOTHSPRINGSAPARTMENTS@GMAIL.COM WITHIN YOUR 48 HOUR TIME FRAME TO HAVE YOUR EARNEST MONEY RETURNED. NO EXCEPTIONS. _____ **Applicant's Initials.** This fee is used by management to cover costs of processing applications and running credit and criminal history reports, etc.

Disclosure Requirements

The person authorized to collect or receive rent and manage and maintain the premises and who can readily be contacted by the tenant, and receive legal process and other notices is Mammoth Springs LLC, PO Box 1895 Brookfield, WI. 53008-1895. Signing this application authorizes Mammoth Springs and its' agents to verify any or all information contained herein and credit and background checks. Lessor will be held harmless due to any loss or damage in connection herewith.

I agree to Mammoth Springs to verify my current and previous employment including salary information. I also agree to allow Mammoth Springs to run a credit/criminal/eviction report on myself through a bureau of Management's choice. A copy of my credit report will be given to me. I have read and understand the screening criteria.

- * Any false or misleading representation on this application voids this application and subsequent rental agreement at the discretion of the Lessor.
- * Applications must be 100% complete with all information including all contact information prior to submitting.

Signature

Date

Office Use Only:		Landlord Verification: _____/_____
Apartment Applying For: _____		Credit Check: _____
Move In Date: _____		Employment if required: _____
Rent Amount: \$ _____	Sec. Dep. \$ _____	Criminal Background Check: _____
Amount Rec'd with application: \$ _____		WE: _____
Dog/breed: _____	Cat: _____	Co-Signer: _____
		Notes: _____