

RENTAL APPLICATION

DATE OF APPLICATION: _____

DESIRED OCCUPANCY DATE: _____

This is not a lease or rental agreement. We subscribe to all Federal, State, and Local Fair Housing Laws. We do not allow pets.

UNIT INFORMATION

STYLE PREFERENCE: 1 BEDROOM 2 BEDROOM CONDO CONDO WITH GARAGE

FLOOR PREFERENCE: LOWER UPPER NO PREFERENCE

LENGTH OF LEASE PREFERRED: 12 MONTH 6 MONTH 3 MONTH

APPLICANT INFORMATION

Each person 18 and over must complete a separate Rental Application

Please Print Clearly

Full Name: _____ Other names (marriage, change, etc.): _____

Cell Phone: _____ Home Phone: _____ Email: _____

Date of Birth: _____ Social Security No.: _____ - _____ - _____ Driver's License No.: _____

Names of other persons to occupy unit

Relation to you

Date of Birth

1. _____
2. _____
3. _____

RENTAL HISTORY

CURRENT ADDRESS: _____ Rent: \$ _____

Since (date) _____ Landlord: _____ Landlord Phone: _____

Reason for Leaving: _____

PREVIOUS ADDRESS: _____ Rent: \$ _____

How long? _____ Landlord: _____ Landlord Phone: _____

Reason for Leaving: _____

Have you ever failed to pay rent when due? Yes No

If yes, explain: _____

Have you or anyone that will be living with you been sued for non-payment of rent or damages? Yes No

If yes, explain: _____

Have you or anyone that will be living with you been evicted or asked to move out? Yes No

If yes, explain: _____

Have you or anyone that will be living with you ended a rental agreement early? Yes No

If yes, explain: _____

EMPLOYMENT & INCOME

PRESENT EMPLOYER: _____ Address: _____ Phone: _____
Since (date) _____ Salary/Hourly: \$ _____ OT/Shift Pay:\$ _____ Position: _____

PREVIOUS EMPLOYER: _____ Address: _____
Phone: _____ How Long: _____ Salary/Hourly: \$ _____ Position: _____

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: _____

TOTAL MONTHLY HOUSEHOLD NET INCOME ("take home") FROM ALL SOURCES: \$ _____

Have you ever declared bankruptcy in any form? Yes – if yes, when: _____ No

OTHER INFORMATION

Have you ever been convicted of a crime? Yes No
– if yes, when & what: _____

Total number of vehicles _____ (vehicles over 8000lbs are not permitted)

Nearest relative not living with you: _____ Relation to you: _____ Phone: _____

Emergency Contact: _____ Phone: _____

COMMENTS: _____

PLEASE READ THIS CAREFULLY AND SIGN THIS APPLICATION

The purpose of this application is to determine whether I qualify as a tenant. I certify that all information on this application is correct. I authorize you to contact from any employer, landlord, and/or references that I have listed. They have my permission to release any information that is requested.

I understand that my credit information will be checked to verify good payment history. I understand that my background history will be checked for criminal offenses that would disqualify me for tenancy according to the landlord's Policy Statement for Application Criteria. I understand my previous Landlord(s) will be contacted. I understand my employer will be contacted. I agree that I have no rental agreement with this landlord before the time of the lease signing by all parties. I acknowledge that the landlord, agents, and employees represent the interests of the landlord. They also have a duty to treat all parties fairly and in accordance with fair housing law, as well as disclosing material of adverse facts about the property. I warrant and represent that I am at least 18 years of age and that all information and answers to all the above questions are true and complete to the best of my knowledge. I understand that providing false information or making false statements may be grounds for denial of my application. I also understand that such false statements may result in criminal penalties. I understand that copies of the proposed lease are available for my inspection, by my request. I understand that my occupancy is contingent on meeting the landlords Policy Statement for Application Criteria. I understand that I have the right to inspect the specific premises and to notify my lessor of any damage or defect that may have existed before I began my tenancy. This notification must be done in writing and within 7 days of the start of my tenancy. I have the right to request (in writing) previous damage deducted from the previous tenant's security deposit. I acknowledge that the lessor for Maintenance, Management, and Collection of rents & service of process is: HANSEN PROPERTY MANAGEMENT & SERVICES L.L.C. 5841 JOANNE DRIVE SUITE #107. MOUNT PLEASANT, WI.

I understand that if my application is approved and the landlord and I sign a lease agreement and I have posted a security deposit, *then* after that I choose to not accept the rental unit and want to void the lease agreement, I understand and agree – MY SECURITY DEPOSIT AND ANY RENT PAID IS FORFEITED. IT WILL NOT BE REFUNDED. HELD, OR TRANSFERRED.

Signature of Applicant: _____

Date: _____

POLICY STATEMENT FOR APPLICATION CRITERIA

GREEN BAY MEADOWS APARTMENTS

HANSEN PROPERTY MANAGEMENT & SERVICES LIMITED LIABILITY COMPANY

The following application criteria has been established as the policies for Hansen Property Management & Services L.L.C. at the Green Bay Meadows Apartment Complex by which ALL applicants will be accepted or rejected for residency.

No person(s) will be denied residency based on membership in any protected class, according to local, state and fair housing laws.

• **APPLICATION:** A Driver's License, State Issued Photo ID card, or Passport is required (a copy will be made and attached to the application). All information must be provided in full on the application; any falsification of the information provided shall be grounds for rejection. The application must be completed in full. Each person 18 years and over must complete an application. Each person must pass the application criteria, or all members of the party will be denied. All extended stay visitors, caretakers, employees of a company rental, or persons staying in any unit 18 years old and over, must submit a copy of their identification and their information on an application prior to any Lease being approved.

No extended stay visitors, caretakers of a Tenant, employees of a company or other persons, will be permitted if their criminal background would have denied them tenancy.

• **HOUSING HISTORY:** A good past housing history, including but not limited to, a minimum of 2 years immediate past housing history. (Home mortgage payment history is acceptable in absence of rental history). Past housing reference(s) shall include:

- a. Record of timely payment of rent or mortgage
- b. Record of abiding by Landlord or house rules
- c. Record of not disturbing other residents
- d. Record of respect for property (non-damage in prior rental)
- e. History of eviction, pending eviction or attempted ejection by a Landlord shall be cause for rejection.

• **CRIMINAL BACKGROUND:** No person(s) will be accepted for residency that are on probation for serious crimes, committed serious crimes, have committed predatory or sex crimes, have been convicted for disturbance of neighbors, violence to persons or serious crimes against property, arson, armed violence, hate crimes, repeat offenders showing a pattern of criminal behavior, drug related crimes, record of conviction for possession, illegal manufacture, or distribution of a controlled substance. Failure to disclose your complete criminal history is cause to deny your application.

• **CREDIT REPORT:** Any unsatisfied collections with a total amount that exceeds \$2500.00 can be grounds to disqualify a prospective Tenant. Bankruptcies, repossessions and foreclosures can be grounds to disqualify a prospective Tenant. Poor payment history can be grounds for disqualification.

• **APPLICANT(S):** Shall not pay more than 40% of their gross verified income (combined) for rent.

• **OCCUPANCY:** No more than two persons shall occupy a one bedroom apartment unit, four persons for a two bedroom apartment.

• **PETS:** **NO** dogs, cats, reptiles, rodents, insects, arachnids, poultry, fowl (birds) and mammals, are permitted

Request to Purchase a Credit Report

Please Print Clearly

Full Name: _____

First

Middle

Last

Other names (marriage, change, etc.): _____

Cell Phone: _____ Home Phone: _____

Date of Birth: _____ Social Security No.: _____ - _____ - _____

CURRENT ADDRESS: _____

City

State

Zip

By my signature I verify the above information to be true and correct. I authorize Hansen Property Management & Services L.L.C. to obtain my credit history and use that information to help determine my qualifications to lease rental property at Green Bay Meadows Apartments. My credit information cannot be used for any other purpose other than to process my apartment Rental Application. Hansen Property Management & Services L.L.C. cannot distribute my information to any third party without my written consent. I understand that I am Paying a \$15.00 fee to obtain my individual credit report. I understand that I am entitled to a copy of the report. I understand I have the option of providing my own report. The report cannot be older than 30 days. It must show accounts and payment history (not just a credit score). I understand if I do provide my own credit report, by Wisconsin Law, it must come from one of the three nationally recognized Credit Bureaus listed below.

Transunion 1-800-888-4213 www.transunion.com

Equifax 1-800-685-1111 www.equifax.com

Experian (888)397-3741 www.experian.com

Signature of Applicant: _____

Date: _____