

ALL PERSONS TO OCCUPY APARTMENT

DATE OF BIRTH

SOCIAL SECURITY #

#1 _____
#2 _____
3 _____
4 _____

HOUSING REFERENCES

#1 Present Address Apt # City State Zip Home Phone
Start Date End Date Name of Landlord/Manager Phone
Previous Address Apt # City State Zip Home Phone
Start Date End Date Name of Landlord/Manager Phone
#2 Present Address Apt # City State Zip Home Phone
Start Date End Date Name of Landlord/Manager Phone
Previous Address Apt # City State Zip Home Phone
Start Date End Date Name of Landlord/Manager Phone

DO YOU HAVE A PET? IF YES, WHAT TYPE OF PET?
HAVE YOU EVER BEEN EVICTED? HAD AN APARTMENT LEASE "NOT" RENEWED? DECLARED BANKRUPTCY?
PLEASE EXPLAIN

EMPLOYMENT

#1 Present Employer Address Your Work Phone
Start/End Dates Position Supervisor r Supervisor's Phone
#2 Present Employer Address Your Work Phone
Start/End Dates Position Supervisor Supervisor's Phone

INCOME

#1 Gross Monthly Income Amount \$ Other Source(s) Amount \$
#2 Gross Monthly Income Amount \$ Other Source(s) Amount \$

AUTOMOBILES

#1 Make & Model Year Vehicle Lic. No. Driver's License No. (State)
#2 Make & Model Year Vehicle Lic. No. Driver's License No. (State)

The undersigned agree(s) that the landlord shall have up to twenty-one (21) calendar days from acceptance of the earnest money deposit to approve or deny the rental application. Within eight (8) days after the start of tenancy, tenant may (1) request, in writing, that landlord provide tenant with a list of physical damages or defects, if any, charged to previous tenant's security deposit and (2) inspect the dwelling unit and notify the landlord of any pre-existing damages or defects.

In order to be considered complete, this application must be accompanied by an earnest money deposit of \$25.00 per adult (check or money order only); deposit to be returned if application is not approved, if approved, this sum to be applied to security deposit. If applicant decides not to enter into rental agreement after application approval, actual costs and damages incurred will be deducted from deposit. Applicant consents to routine inquiry of references and credit agencies to provide and verify applicable application disclosures (reverse side). This application is subject to approval of landlord or landlord's agent.

TO THE BEST OF MY KNOWLEDGE ALL THE ABOVE INFORMATION IS TRUE. ANY FALSE INFORMATION WILL RESULT IN REJECTION OF APPLICATION.

Signature _____ Date _____
Signature _____ Date _____

Do you wish to receive a written explanation of denial? Yes No
Lease Start Date End Date Apartment(s) Rent \$.00/month plus all utilities (gas, electric, water/sewer.)
Security deposit is one-half of a month's rent.
How did you hear about us? What made you decide to apply here versus elsewhere?

APPLICATION WILL NOT BE CONSIDERED UNLESS COMPLETELY FILLED OUT, SIGNED, AND APPLICATION FEE INCLUDED!

Dear Midvale Heights, LLC, Applicant,

We are working to help keep our community safe and pleasant for our residents. Therefore, we use screening procedures to evaluate each prospective resident before we rent. These procedures are outlined below. Reasons why an application may be rejected are also listed. We urge you to read this information carefully before you complete an application. Please talk to the rental agent if you have any questions or need more information. We welcome applications from persons who meet our application standards.

Application standards:

1. Each adult applicant (18 years of age and older) must fill out an application completely. The application must be completely filled out, signed and application fee included, to be considered. If any information on the application is false, the application will not be approved.
2. We require applications to have gross monthly income of three (3) times the monthly rent, or to show they have successfully paid a higher portion of their income for rent for at least two years (previous income used for comparison should be similar to or less than current income).
3. Applicants must have a successful rent payment history. If you have been evicted from a previous apartment during the past five years due to non-payment of rent, your application will not be accepted.
4. Applicants must have a successful rental history. If you have been evicted during the past five years for behavior that includes causing disturbance, threatening other persons, damaging an apartment or other reason, your application will be rejected. If a previous landlord reports such behavior, your application will be rejected.

The following information for every applicant is checked by us or our rental representative:

1. Credit report, as it relates to total debts, rent and utility payments and judgments and collections against you. Credit reports are also used to verify validity of information provided by you.
2. Amount of income. Applicants who are self-employed will be asked to submit the previous two years' tax returns to verify amount of income.
3. References from at least the two most recent landlords (more if needed to obtain a complete rental history for the last two years), to determine an applicant's rent payment history and behavior.
4. Court eviction records from the county where you have lived during the past five years, to determine whether you have been evicted during the past five years for any reason.

To help keep our apartments safe and pleasant, we have established the following rules. Failure to observe them will RESULT IN EVICTION:

1. All renters are responsible for the actions and behavior of themselves and their guests. Any damage caused by a guest will be the responsibility of the renter.
2. ILLEGAL ACTIVITIES ARE PROHIBITED.
3. Excessive noise and disturbances are prohibited.
4. Threatening other persons or property is prohibited.
5. Permitting any person to reside in the premises who is not on the lease is grounds for eviction.

We require an **earnest money deposit of \$25.00 per adult** to be submitted with every completed application. If your application is not accepted, the full earnest money deposit will be returned to you. If your application is accepted, the full earnest money deposit will be applied towards the security deposit. If your application is accepted and you do not rent the apartment, actual costs and damages incurred will be deducted from deposit. Deposits may also be withheld as compensation for lost rent if the landlord makes reasonable efforts to mitigate rental loss in accordance with 704.29 Wis. Stats. You may review a copy of the rental agreement and all written rules before you complete this application or pay any earnest money. Rental agreements and rules are available from our rental agent. We reserve the right to modify the criteria subject to current market factors.

Thank you,

Bill Orosz and Cathy Fagen
(Owners)

Brenda Seibel
(Property Manager)
(608) 233-8292

Midvale Heights
501 S. Midvale Blvd – Office
Madison, WI 53711