



APPLICATION FOR RESIDENCY

WE SUBSCRIBE TO ALL FEDERAL, STATE & LOCAL FAIR HOUSING LAWS

This is NOT a lease or a rental agreement.



LANDLORD: _____
Address: _____
Phone #: _____
E-mail (Optional) _____

MANAGER: _____
Address: _____
Phone #: _____
E-mail (Optional) _____

UNIT INFORMATION

The undersigned hereby makes application to rent apartment _____ (Unit Number) located at _____
Monthly Rent: _____ Lease Term: _____
Security Deposit: _____ Earnest Money Paid: _____ Credit Check Fee: _____

HOUSEHOLD INFORMATION

Each Adult Applicant Must Complete a Separate Application YES _____ NO _____

Complete the following information for each household member that will occupy the unit at the time of move-in and throughout the term of the lease. **APPLICATION MUST BE COMPLETED IN FULL. FALSIFICATION OF INFORMATION IS GROUNDS FOR DENIAL.**

NAME: First, Middle, Last (Maiden)	M/F	Social Security Number	Driver's License Number	Birthdate: Month/Day/Year

WHERE CAN YOU BE REACHED? Daytime Phone #: _____ Evening Phone #: _____
Email (Optional): _____

YES NO

- _____ 1. Do you expect any additions to the household within the next 12 months? Name & Relationship: _____
- _____ 2. Have you, or any other person named on this application, ever been convicted of a crime related to disturbance of neighbors, destruction of property, drug-related felonious criminal activity or violence to persons or property? Explanation: _____
- _____ 3. Do you have or do you anticipate having any pets? Explanation: _____
- _____ 4. Do you owe past due rent or other monetary obligations to your current landlord or a previous landlord?

EMERGENCY CONTACT

Name: _____
Address: _____
Phone #: _____ Relationship: _____

APPLICANT'S RENTAL HISTORY [For the Last _____ Years]	Have you ever refused to pay rent? Yes _____ No _____
	Have you ever been evicted or asked to leave? Yes _____ No _____

- CURRENT ADDRESS** _____
 City: _____ State: _____ Zip: _____
 Rent: _____ From (date): _____ To (date): _____
 Landlord's Name: _____ Address: _____
 Phone #: _____ Fax #: _____
- PREVIOUS ADDRESS** _____
 City: _____ State: _____ Zip: _____
 Rent: _____ From (date): _____ To (date): _____
 Landlord's Name: _____ Address: _____
 Phone #: _____ Fax #: _____
- PREVIOUS ADDRESS** _____
 City: _____ State: _____ Zip: _____
 Rent: _____ From (date): _____ To (date): _____
 Landlord's Name: _____ Address: _____
 Phone #: _____ Fax #: _____

VEHICLE INFORMATION

- Car # 1: Primary Driver's Name: _____
 Make/Model/Yr./Color: _____
 Plate #: _____ Driver's License #: _____
- Car # 2: Primary Driver's Name: _____
 Make/Model/Yr./Color: _____
 Plate #: _____ Driver's License #: _____

APPLICANT'S INCOME/CREDIT: *Include all sources of income you want considered in this application.*

PLACE OF EMPLOYMENT: _____ How many hours per week? _____ Address: _____ How long have you been employed here? (Give dates): From _____ To: _____ Gross Monthly Income: _____ Supervisor's Name _____ Phone #: () _____
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ADD ADDITIONAL EMPLOYMENT INFORMATION ON A SEPARATE SHEET IF APPLICABLE

OTHER SOURCES OF INCOME

Will you be receiving any other income that you want considered with this application (e.g., Section 8 Rental Assistance, SSI, Social Security, public assistance, W-2, alimony, child support, savings, trust funds, scholarships, or any other type of income)? If so, please provide the following information for verification.

Source of Income (Name of Agency): _____ Address of Agency: _____ Contact Person's Name: _____ Phone #: () _____ Amount of Income _____
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Self Employed Applicants: If you are self employed you will need to provide the following information: Tax returns, business license, bank records and/or vendor names, with addresses and phone numbers for verification
<i>ADD ADDITIONAL INCOME INFORMATION ON A SEPARATE SHEET IF APPLICABLE</i>

APPLICANT'S CREDIT REFERENCES	Have you ever filed for bankruptcy?	Yes ____ No ____
Credit Reference	Address & Phone #	Type & Account Number

SIGNATURE CLAUSE

The purpose of this application is to determine whether I qualify as a tenant. If my application is approved, the Landlord and I shall sign a written lease. I have no rental agreement with the Landlord before the time of the lease signing.

I have paid the earnest money deposit indicated on this application. The earnest money deposit will be applied to my security deposit or my first month's rent if the Landlord enters into a lease or rental agreement with me. If this application is approved, and I fail to enter into a lease or rental agreement, the earnest money and any subsequent payments may be retained to compensate the Landlord's costs and damages, subject to the Landlord's duty to mitigate. If this application is rejected or withdrawn or if no action is taken by the end of the _____ calendar day following receipt of the earnest money, the earnest money and any subsequent payments will be refunded by the end of the next business day.

I hereby authorize the Landlord and Manager to investigate my credit and financial responsibility, income, rental and eviction history, conviction record 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 or rental agreement that I may enter into with the Landlord may be reported to such reporting agency.

I acknowledge that the Manager and the agents and employees thereof represent the interests of the Landlord, but they also have a duty to treat all parties fairly and in accordance with fair housing law, and to disclose material adverse facts about the property.

I warrant and represent that I am a least 18 years of age and that all information and answers to the above questions are true and complete to the best of my knowledge. I understand that providing false information or making false statements maybe be grounds for denial of my application. I also understand that such action may result in criminal penalties. I understand that my occupancy is contingent upon true and verifiable information, and on meeting management's resident selection criteria.

Signature	Date
Signature	Date

LANDLORD DISCLOSURES AND REQUIREMENTS -- APPLICANT ACKNOWLEDGES HAVING BEEN ADVISED:

1. A receipt for earnest money collected has been given applicant.
2. Copies of the proposed lease and rules and regulations of the landlord have been made available to applicant for inspection.
3. I/we have been given the name and address of the person authorized to receive rent, manage, and maintain the premises, who can readily be contacted, and an owner or agent with an address within the state authorized to receive and receipt for notices and demands, and at which service of process can be made in person.
4. I/we have been advised of my/our right to inspect the dwelling unit and notify the landlord of any damage or defect that exist before the beginning of my/our tenancy.
5. I/we have been advised of my/our right to request, in writing, a written list of the physical damage and defects, for which the landlord deducted money from the previous tenant's security deposit.
6. I/we have been advised of utility charges not included in the rent

Utility Charges	Electric	Heat	Sewer/Water	Gas	Air Conditioning	Hot Water	Trash Pick-Up
Included in Rent							
Metered Separately							
Cost Allocation							

7. I/we have been advised that the landlord has actual knowledge of the following uncorrected building code or housing code violations that present a significant threat to the prospective tenant's health or safety:

Adverse Condition:	Yes (Explain)	No
No Hot or Cold Running Water		
Plumbing Facilities Not in Good Operating Condition		
Sewage Disposal Facilities Not in Good Operating Condition		
Unsafe Heating Facilities Capable of Maintaining a Temperature of 67°F		
Electrical Wiring, Outlets, Fixtures Not in Safe Operating Condition		
Other		

8. Landlord promises to repair, clean, or improve the premises as follows by the completion dates noted: _____
9. Security deposits may be withheld only for tenant damages, waste or neglect of the premises or the non payment of rent, utility services or mobile home parking fees for which the Landlord becomes liable and other reasons specifically and separately negotiated and agreed to by the tenant in writing in a Nonstandard Rental Provision.

LANDLORD DISCLOSURES AND REQUIREMENTS (City of Madison Ordinances)

10. That a copy of notice of eligibility for rent abatement, if any, which affects the rental unit or common areas has been provided the tenant.
11. That the occupancy limit imposed upon the dwelling unit by 27.06 of the City of Madison General Ordinance is _____. However, occupancy is restricted to those persons named in the application and the rental agreement.
12. That the definition of a "family" pursuant to 28-03(2) Madison General Ordinances, is as follows: "A family is an individual of two or more persons related by blood, marriage, or legal adoption living together as a single housekeeping unit in a dwelling unit, including foster children, and not more than four (4) roomers except that the terms "family" shall not in R1, R2, R3, R4A and R4L residence districts include more than one (1) roomer except where dwelling unit is owner occupied. For the purpose of this section "children go means natural children, grandchildren, legally adopted children, stepchildren, foster children, or a ward determined in a legal guardianship proceeding. Up to two (2) personal attendants who provide services for family members or roomers who, because of advanced age or a physical or mental disability, need assistance with activities or daily living shall be considered part of the "family". Such services may include personal care, housekeeping, meal preparation, laundry or companionship.
13. That the zoning district in which the dwelling unit is located is _____.
14. That the off-street parking requirements of the dwelling unit pursuant to 28-11 Madison General Ordinances is _____ except in the central area as per section 28.07(1)(g) of the Madison General Ordinances.

Signature

Date

Signature

Date

This application has been prepared for use by members of the Apartment Association of South Central Wisconsin. The Association is unable to provide representations or warranties that this application form complies with all current laws or regulations relating to the rental of property. Landlords/agents are advised to consult with legal counsel for local ordinance compliance requirements.