

# Rental Application

Property Address: \_\_\_\_\_

Date of Application: \_\_\_\_\_ Term Begins: \_\_\_\_\_ & ends on: \_\_\_\_\_

Monthly Rent: \$ \_\_\_\_\_ Security Deposit: \_\_\_\_\_ Additional Charges: \_\_\_\_\_

## Personal Information:

Full Name: \_\_\_\_\_ Social Security #: \_\_\_\_\_

Driver's License #: \_\_\_\_\_ State: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Phone: (\_\_\_\_\_) \_\_\_\_\_ Mobile: (\_\_\_\_\_) \_\_\_\_\_

E-mail: \_\_\_\_\_ Do you prefer to be contacted by e-mail?  yes  No

## Other Persons to occupy residence:

1. Full Name: \_\_\_\_\_ D.O.B.: \_\_\_\_\_ Relationship: \_\_\_\_\_

2. Full Name: \_\_\_\_\_ D.O.B.: \_\_\_\_\_ Relationship: \_\_\_\_\_

3. Full Name: \_\_\_\_\_ D.O.B.: \_\_\_\_\_ Relationship: \_\_\_\_\_

## Housing History:

Current Address: \_\_\_\_\_ City & State: \_\_\_\_\_ Zip: \_\_\_\_\_

Mortgage / Rent Amount: \$ \_\_\_\_\_ List utilities paid & Dates occupied: \_\_\_\_\_

Landlord / Owner Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Reason for Leaving: \_\_\_\_\_ Fax: \_\_\_\_\_

Previous Address: \_\_\_\_\_ City & State: \_\_\_\_\_ Zip: \_\_\_\_\_

Mortgage / Rent Amount: \$ \_\_\_\_\_ List utilities paid & Dates occupied: \_\_\_\_\_

Landlord / Owner Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Reason for Leaving: \_\_\_\_\_ Fax: \_\_\_\_\_

## Employment / Income History:

Present Employer: \_\_\_\_\_ Position: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Phone: \_\_\_\_\_

Supervisor/Title: \_\_\_\_\_ Dates of employment: \_\_\_\_\_

Gross monthly Income: \$ \_\_\_\_\_ Hours worked per week: \_\_\_\_\_

Previous Employer: \_\_\_\_\_ Position: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Phone: \_\_\_\_\_

Supervisor/Title: \_\_\_\_\_ Dates of employment: \_\_\_\_\_

Gross monthly Income: \$ \_\_\_\_\_ Hours worked per week: \_\_\_\_\_

Other sources of income and amounts (Verification must be provided): \_\_\_\_\_

## Credit Information:

Bank: \_\_\_\_\_ Account Type: \_\_\_\_\_ Bank: \_\_\_\_\_ Account Type: \_\_\_\_\_

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Major Credit Cards: \_\_\_\_\_

## Emergency Contact:

In case of emergency (nearest relative), contact: \_\_\_\_\_

Address: \_\_\_\_\_ Relationship: \_\_\_\_\_

Phone Number: \_\_\_\_\_

## Co-Signer

In the event that your housing history or credit history is not adequate. Please name a co-signer below.

Co-signer's Name: \_\_\_\_\_ Relationship: \_\_\_\_\_

Address: \_\_\_\_\_ City & State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ e-mail: \_\_\_\_\_

# Rental Application

## Background:

Have you been convicted of a crime involving violence to persons or property in the last two years?  Yes  No  
If yes, please state when and described? \_\_\_\_\_

Have you been convicted of any drug-related offenses in the last two years?  Yes  No  
If yes, please state when and described? \_\_\_\_\_

Have you or anyone in the household ever been served an eviction notice or have been evicted?  Yes  No  
If yes, please state when and describe? \_\_\_\_\_

Have you or anyone in the household ever filed for bankruptcy?  Yes  No  
If yes, please state when and describe? \_\_\_\_\_

## Vehicle Information:

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ Color: \_\_\_\_\_ License Plate: \_\_\_\_\_ State: \_\_\_\_\_  
Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ Color: \_\_\_\_\_ License Plate: \_\_\_\_\_ State: \_\_\_\_\_

**Pets:**  Yes  No, If yes, Type: \_\_\_\_\_ Weight: \_\_\_\_\_ Age: \_\_\_\_\_  
If yes, Type: \_\_\_\_\_ Weight: \_\_\_\_\_ Age: \_\_\_\_\_  
If you have a service animal, paperwork must be provided to verify.

Where did you find out about this apartment: \_\_\_\_\_

Do you currently have Renters Insurance:  Yes  No

## **PLEASE READ THE FOLLOWING CAREFULLY AND THEN SIGN THIS APPLICATION, IF APPLICANT FAILS TO SIGN, THIS DOCUMENT CANNOT BE CONSIDERED A VALID APPLICATION FOR OCCUPANCY.**

By your signature herein, you agree that the information disclosed by you is true, complete and accurate to the best of your knowledge, and you agree that the information disclosed by you herein is material to the potential Landlord's decision with respect to granting or denying your application to enter into a lease. I understand that all application information and materials are being relied upon in application processing and a pre-condition to approval by Landlord. Any false statements of omissions are grounds for immediate application rejection, or future termination of any lease signed pursuant to this application. All persons who will sign the lease application must sign lease agreement. Housing history must be un-biased information. Incomplete applications may not be processed. If applicant(s) application is approved and applicant(s) do not execute a lease, charges incurred for credit checks may be withheld from earnest monies and the remainder will be returned to the applicant(s) listed current address.

The completing of this application by the Tenant and the acceptance of this application by the Landlord creates no obligation of Landlord to approve the application. This application may be approved or rejected usually within five (5) business days of being received by the Landlord. However, there is no obligation of the Landlord to notify tenant unless the application is approved. If this application is approved, tenant must make the security deposit, sign the lease, and a rent payment before tenancy begins.

If your application for occupancy is denied and you wish to be notified in writing of the reason(s) for denial, you must check here.   
(By-law we are required to ask this question but not obligated to reply to it.)

I hereby authorize landlord or agent to order and review my / our income, credit and criminal history and investigate the accuracy of the information contained in the application. I / We further authorize all banks, employers, creditors, financial institutions, references and any and all other persons to provide to Landlord and all information concerning my / our credit or any other such information contained in the application.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

This application may be returned via post mail or dropped off with Landlord or management:

**Nak Development, LLC / Adili Universal, LLC / Alza Group, LLC**

P.O. Box 312, Oregon WI, 53575

Phone: (608) 279-0081

Fax: (888) 493-0708

www.WiRent.net

Noli@WiRent.net





**P.O. Box 312 Oregon, WI 53575 Main (608) 279-0081 Fax (888) 493-0708**

Application must be completed for each adult (18 years of age or older) who will be living in the residence. Incomplete application(s) will not be accepted. Applicant(s) must apply for the specific address on their application or it will be considered an incomplete application. Upon submitting the application, a valid ID must be shown. A valid driver's license must be presented if applicant is applying for parking on the premises. We will make every reasonable effort to check an application promptly, but please remember that the time required depends upon the availability and cooperation of your reference sources.

**THE FOLLOWING WILL BE CHECKED WHEN PROCESSING THE APPLICATION:**

- **HOUSING:** LANDLORD will check references for applicant's last two (2) years of recent Landlord references. Applicant(s) must fill in their exact address for the last two (2) complete years of housing. Applicant(s) must fill in the Landlord's name (either the owner or property/resident manager). Applicant(s) cannot give the name of a roommate that does not own or manage the property. If applicant(s) is related by blood or marriage to one of the previous landlord(s) listed, or their rental history does not include at least one year of previous landlord(s), LANDLORD may require a qualified co-signer on applicant(s) rental agreement. It is applicant's responsibility to provide LANDLORD with the information to contact their past landlords. LANDLORD reserves the right to deny applicant's application if, after making an effort of good faith, LANDLORD is unable to verify applicant's rental history. If a Landlord refuses to give a reference, it may be basis for denial of applicant(s) application. Poor Landlord references may also result in the denial of applicant(s) application.
- **EVICTION:** Applicant(s) application will be automatically denied if they have been evicted within the last two (2) years.
- **CREDIT:** Credit reports are ordered on all applicants and guarantors. A poor credit record does not always result in application disapproval however it will be a factor used in processing an application. An application will not be denied solely because the social security number was not disclosed. If an applicant's credit report is unobtainable, a co-signer may be required to guarantee the obligations of the lease. Applicant(s) credit history must be satisfactory to LANDLORD standards. An applicant's application will be automatically denied if they still owe money to a past or present Landlord.
- **CONVICTION RECORD:** Applicant's conviction record must be satisfactory to LANDLORD standards. An applicant's application will automatically be denied if applicant(s) have a history, conviction, sentenced or released from prison or jail within the last two (2) years for any of the following reasons:
  1. Disturbance of Neighbors
  2. Destruction of or Criminal damage to property
  3. Drug Related Criminal Activity
  4. Criminal Activity involving violence to persons or property
- **INCOME:** LANDLORD must be able to verify the amount and stability of applicant's income. Income must be sufficient to pay rental amount or the applicant must be able to prove rental payments for the last year is equal to or above the rental amount of the apartment applicant(s) is applying for.

**DENIED APPLICATION**

Applicant(s) will be denied if they misrepresent any information on this application. If misrepresentations are found after a rental agreement (lease) is signed, the applicant's rental agreement will be terminated. LANDLORD reserves the right to ask for additional information if needed.

**AUTOMATIC DENIAL**

1. Eviction in the last two (3) years
2. Poor Landlord references
3. Owes money to a Landlord
4. Falsification of Information
5. Registered D.O.C. Sex Offender

**APPROVED APPLICATIONS**

If applicant's application is approved, the applicant must sign the lease within 24 -hours of acceptance or their application may become null and void and LANDLORD will process the next application in line. Current Tenants may or may not have the right to renew first, if a new lease has not yet been signed.

**Maximum person per unit:** two (2) persons allowed per bedroom.

**One Hundred \$100 Earnest Money** must received with each application before LANDLORD can process the application. If the application is accepted, the \$100 will go towards the applicant's first month's rent. If the application is denied, the \$100 will be returned. LANDLORD accepts the first qualified applicant.

**SECURITY DEPOSIT** is due in full at the lease signing.

**FIRST MONTH'S RENT** must be PAID-IN-FULL at the apartment check-in or before. No keys will be given for an apartment until the security deposit and first month's rent are paid in full.

**EQUAL HOUSING OPPORTUNITY**

LANDLORD will not discriminate on basis of race, color, religion, sex, handicap, honorable discharge, physical appearance, sexual orientation, student status or political beliefs.

By signing below, I acknowledge that I have read and understand all of the above:

NAME: \_\_\_\_\_

DATE: \_\_\_\_\_