

RENTAL APPLICATION

The undersigned hereby makes application to rent unit number _____ at _____
Lease Term of _____ beginning on _____ and ending _____
at a monthly rental of \$ _____ Security Deposit \$ _____ Credit Fee \$ _____ (per application)
Garage # _____ Garage rental of \$ _____ (per month) Garage Opener Deposit \$ _____
Pets no yes Number and Kind _____ Pet Fee \$ _____ Pet Deposit \$ _____

Name _____ SS# _____ Phone# _____ Birth date _____
Co-Applicant _____ SS# _____ Phone# _____ Birth date _____
(Co-Applicant must complete a separate rental application form)

Number of Dependents _____
Name _____ Age _____
Name _____ Age _____

EMERGENCY CONTACT: Name _____ Relationship _____ Phone# _____

RESIDENCE HISTORY FOR THE PAST 3 YEARS

Current Address _____ City _____ State _____ Zip _____

Month & Year Moved In _____ Reason for Leaving _____

Owner or Agent _____ Monthly Rent \$ _____ Phone(____) _____

Previous Address _____ City _____ State _____ Zip _____

Month & Year Moved In _____ Reason for Leaving _____

Owner or Agent _____ Monthly Rent \$ _____ Phone (____) _____

EMPLOYMENT HISTORY (For the last three years)

Current Employer _____ Previous Employer _____

Address _____ Address _____

Supervisor _____ Supervisor _____

Supervisor's Phone _____ Supervisors' Phone _____

Emp. Date _____ Salary \$ _____ per yr. Emp. Date _____ Salary \$ _____ per yr.

Job Title _____ Job Title _____

BANK AND CREDIT REFERENCES

| Your bank(s) | City-State | Branch | Type of Acct. |
|--------------|------------|--------|---------------|
|--------------|------------|--------|---------------|

1. _____

2. _____

YOUR DRIVER LICENSE NUMBER _____ STATE _____

YOUR VEHICLE MAKE/MODEL _____ LICENSE# _____ STATE _____

SECOND VEHICLE MAKE/MODEL _____ LICENSE# _____ STATE _____

HAVE YOU EVER BEEN EVICTED? ___ HAVE YOU EVER BEEN CONVICTED OF A FELONY? ___

DO YOU SMOKE? ___ DO YOU HAVE A WATERBED? ___ WHAT SIZE? _____

I hereby apply to lease the above described premises for the term and upon the conditions above set forth and agree that the rent is to be payable the 1st day of each month in advance. As an inducement to the owner of the property and to the agent to accept this application, I warrant that the above information, to the best of my knowledge, is true, accurate and correct. Upon acceptance of this application, I agree to execute a lease for the above described premises for the term and upon the conditions above set forth or the Security Deposit will be forfeited.

If this application is not approved and accepted by the owner or agent, the rental deposit will be refunded within 21 days. It is understood that the Credit Fee (\$25.00 per person) is non-refundable.

Signature of Applicant _____ Date Signed _____

Rental Agent _____ Date Signed _____

Paid by: Check/Money Order# _____ Security Deposit \$ _____ Credit Fee \$ _____

FAIR HOUSING

In compliance with Federal, State, and Local laws we do not discriminate on the basis of sex, race, age, color, sexual orientation, religion, national origin, and handicap, lawful source of income, sex or marital status of head of household, presence or absence of children.

DISCLOSURES AND REQUIREMENTS

According to State of Wisconsin Statutes, the following disclosures are required prior to entering into a rental agreement and/or prior to accepting earnest money or a security deposit.

APPLICANT ACKNOWLEDGES:

- That a receipt for earnest money collected has been given applicant;
- That copies of proposed lease, rules, regulations, or lease addendum of the landlord have been made available to applicant for inspection;
- that applicant has been advised of name and address of person authorized to receive rent, manage and maintain premises who can be readily contacted, and an owner or agent and address within the state who is authorized to receive rent, make receipt for notices and demands, and at which process can be made in person;
- that applicant has been advised that residents have seven days after beginning of tenancy to inspect the dwelling unit and notify landlord of any damages or defects existing prior to beginning of tenancy;
- That applicant has been advised of utility charges not included in the rent;
- being advised of the following uncorrected building and housing code violations for which the landlord has received notice from code enforcement authorities and which affects the dwelling unit and common areas:
- being advised that the premises contain the following conditions adversely affecting habitability:
- that attachment is made of itemized description of physical damages or defects for which deductions were made from security deposit of previous resident, OR that no determination has yet been made as to amount, if any, and that if such deductions are made, resident will be provided with written, itemized description of such damages or defects at the time previous resident is notified. (Strike provision not applicable.)
- that landlord promises to repair, clean, or improve premises as follows by dates noted:
- having been advised that security deposits may be withheld for tenant damage, waste or neglect of premises or nonpayment of rent, utility services or mobile home parking fees for which landlord becomes liable and other reasons specifically and separately negotiated and agreed to in writing by tenant other than in form provision as follows:

NOTICE: SECTION 2. 943.215 State Statutes: ABSCONDING WITHOUT PAYING RENT states that a tenant who intentionally absconds without paying all current and past due rent within five days of vacating premises or does not provide landlord in writing a complete and accurate forwarding address is guilty of a Class A Misdemeanor for which maximum penalties are nine months in jail or \$10,000 or both.

Applicant's Signature _____ Date _____

Co-Applicant's Signature _____ Date _____

Guarantor Application

Please print

| | |
|---|--|
| Guarantor | Relationship to person guaranteed |
| Guarantor Street Address | Guarantors phone # |
| Guarantor City / State / Zip Code | Guarantor Current employer |
| (If less than 2 years, give previous address) | Guarantor Employers address |
| Guarantor Social Security Number | Guarantor Employers city / state / zip code |
| Guarantor Date of Birth | Guarantor Employers phone # |
| Guarantor Drivers License No. /State Issued | Guarantor's position / title |
| Guarantor Bank Name | No. of years Guarantor with present employer |
| Guarantor Bank Name | Guarantor Annual Income |

The undersigned hereby authorizes Alexander & Bishop, LTD to contact any references I have listed and to obtain any available information from a credit-reporting agency.

IRREVOCABLE GUARANTEE OF LEASE AGREEMENT

In consideration for landlords entering into a lease with _____, the undersigned hereby irrevocably guarantees the performance of all duties and obligations under such lease and under the rules and regulations for apartment # _____ at _____ Oshkosh WI 54901. The irrevocably guaranteed duties and obligations include, with out limitation, the payment of all rent, late fees, non-sufficient fund fees, damages, etc. called for by such Lease.

The undersigned understands that the resident's duties and obligations under the lease and rules and regulations are joint and several. Joint and Several means each person on the lease is responsible for the entire amount due under this lease.

The undersigned acknowledges that the landlord has no duty to notify the undersigned of resident's breaches of duties and obligation under the lease or the rules and regulations.

By signing the irrevocable guarantee, the undersigned acknowledges that a copy of the lease, rules and regulations, signed addendums, and this form has been received or made available to the undersigned.

Signature of Guarantor

Date