

Rental Application

Date of Application: _____

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

This application must be completed in full or your application will be denied.

A copy of your Drivers License, Passport or State photo ID must accompany all rental applications.

Desired Occupancy Date: _____ Length of Lease 3 Months 6 Months 1 Year

*Application priority is given to longest lease applied for.

Apartment Size: 1 bed 1 bath 2 bed 1 bath 2 bed 2 bath condo 2 bed 2 bath condo w/ garage garage

Applicants Full Name: _____ Date of Birth: _____

Social Security: _____ Drivers License #: _____ State: _____

Full names of all other persons who will be living with you	Relation to you	Date of Birth

Residence History

Present Address	How Long?
City State Zip	Landlord Name
Present Phone Number	Landlord Phone #
Reason for Leaving	Monthly Payment \$

Employment Information

Present Employer	How Long?
Position Telephone	Salary \$
Previous Employer Telephone	Ended Date

Total net household income from all sources: \$ _____

Total number of vehicles ____ (Vehicles over 8000lbs. GVW are prohibited in our parking lots)

Have you or the co-applicant ever been sued for non-payment of rent or damages? Yes No

Have you ever been evicted or asked to move out or broken a rental agreement? Yes No

Have you ever declared bankruptcy in any form? Yes No If Yes – When: _____

Have you ever been convicted of a crime? Yes No If Yes – What: _____

Name of nearest relative not living with you: _____ Phone: _____

Who do we contact in case of emergency? _____ Phone: _____

I hereby make application for an apartment and certify this information is correct. I authorize you to contact any employer or all landlord or other references that I have listed and any listed employer or reference is authorized to release any information requested.

I understand my credit information will be checked to verify a good payment history and my background history will be checked for criminal offenses that would disqualify me for tenancy according to the landlord's written policy on resident selection. I understand my previous landlord 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 and 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 at least 18 years of age and that all the 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 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 management's written resident selection criteria. I understand I have the right to inspect the specific premises and to notify my lessor of any damage or defect that may exist before I begin my tenancy and within 7 days of the start of my tenancy, notify the landlord of any defects to the premises in writing. 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 Racine, Wisconsin 53406. No rent payments are accepted at 5841 Joanne Drive, Racine, Wisconsin 53406, However payments maybe dropped off at the rental drop box on the southwest corner of the model office.**

I understand that if my application is approved and the landlord and I sign a lease agreement, I post 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, and will not be refunded, held or transferred.

Applicants Signature _____ Date: _____

Applicants Name Printed: _____

**POLICY STATEMENT FOR APPLICATION CRITERIA
TO GREEN BAY MEADOWS APARTMENTS
BY 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 Drivers License or photo ID card is required (a copy will be made and attached to the application). All information must be provided on the application; any falsification of the information provided shall be grounds for rejection. The application must be completed in full. Each adult over the age of 18 must complete an application and each must pass the application criteria or all members of the party will be denied.
- **HOUSING HISTORY:** A good past housing history with a minimum of 2 years immediate past housing history will be required on the application. (Home mortgage payment history is acceptable in absents of rental history). Past housing reference(s) shall include:
 - a. Record of timely payment of rent or mortgage
 - b. Record of abiding by Landlords or house rules
 - c. Record of not disturbing other residents
 - d. Record of respect for propertyA history of eviction or attempted evection by a Landlord shall be cause for rejection.
- **CRIMINAL BACKGROUND:** No person(s) will be accepted for residency that, within 5 years have been convicted for disturbance of neighbors, violence to persons or crimes against property, drug related crimes, record of conviction for possession, illegal manufacture, or distribution of a controlled substance and/or is a user of a illegal controlled substance. Revelation of current use of an illegal controlled substance by a Tenant shall be grounds for eviction.
- **CREDIT REPORT:** Any unsatisfied collections with a total amount that exceeds \$2500.00 shall be grounds to disqualify a perspective Tenant. Bankruptcies past 2 years of the application date for tenancy, shall be grounds to disqualify a perspective Tenant.
- **APPLICANT(S):** Shall not pay more than 40% of their gross verified income (combined) 30% NET for rent.
- **OCCUPANCY:** No more than two persons shall occupy a one bedroom apartment unit, four persons for a two bedroom apartment. This policy shall be applied consistently to all qualified applicants, regardless of their membership in any protected class. This policy has been formulated on the criteria of the amount of space in the unit, the number and size of the bedrooms, the overall size of the property, available parking space, and local zoning ordinances.
- **PETS:** No dogs, cats, reptiles, rodents, mammals, are permitted. Violation of the lease provisions regarding pets are grounds for immediate eviction.
- **PAYMENT:** The Model Office does not accept payment of rents for Hansen Property Management & Services L.L.C. All payments can be made by using the Rental Drop Box located at the Southwest corner of the Model building, by mail, by check, money order, or cashiers, check. Payment for your rental unit is mailed to: Hansen Property Management & Services L.L.C. 5841 Joanne Drive. Suite #107, Racine WI 53406
- **PROBLEMS:** Any problems with maintenance, lost keys, or of any nature shall be directed to the Model Office during normal business hours 9AM TO 5:30PM MONDAY TO FRIDAY. Contact the Model Office by phone at (262) 634-2689, persons calling after hours or for an emergency will receive specific instructions. You may come to the Model Office during our normal business hours at 5841 Joanne Drive, Racine, Wisconsin in person with problems or maintenance requests.

Request to Purchase Credit Report Information

I _____
Print First Name Initials Print Last Name

Date of Birth: _____
Print Month Day Year of Birth

Social Security Number: _____ - _____ - _____

Current Address: _____
City State Zip

Telephone where you may be contacted: _____

Signature: _____ Date: _____

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. Hansen Property Management & Services L.L.C. at Green Bay Meadows Apartments may not use my credit information for any other purpose other than to process my apartment Rental Application or distribute that information to any third party without my written consent. I understand that I am Paying a fee of \$15.00 to obtain my individual credit report and I am entitled to take a copy of that report with me to use at other apartment complexes of which I may choose to apply for tenancy or have it mailed to my address as indicated above. I understand that I have the option of providing my own credit report to include with my Rental Application, providing the information contained in that report is not over 30 days old. I understand if I do provide Hansen Property Management & Services L.L.C. with my own credit report that by Wisconsin Law, my credit report information must come from one of the three nationally recognized credit reporting bureaus listed below.

1. Transunion (800) 888-4213 – www.transunion.com
2. Equifax (800)685-1111 – www.equifax.com
3. Experian (888) 397-3742 – www.experian.com