



S39W27833 Genesee Rd,
Waukesha, WI 53189
Phone: 262-896-1960
Email: office@meadowsofmukwonago.com

Legend Meadows Complex
Apartment Buildings on Private Lake:

1251 _____ 1305 _____
1325 _____ 1333 _____
1341 _____

Place me on waiting list for any unit: _____

**ONE APPLICATION AND PROOF OF IDENTIFICATION NEEDED FOR EACH ADULT APPLICANT
(18 YEARS OF AGE OR OLDER).**

Applicant:

We are working to keep our apartments safe and pleasant for our residents. We are working to make sure that people do not use rental units for illegal activity. Therefore, we use screening procedures to evaluate each prospective Tenant before we rent to them. These procedures are listed 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 discuss any questions or need for more information from us. We welcome applications from persons who meet our application standards.

Application Standards:

1. An applicant is any adult person (18 years of age or older) who will live in the apartment full or part-time or who will make or guarantee rent payments for the persons living in the apartment.
2. Persons 18 years of age or older who are expecting to stay in the apartment more than 5 days during the lease year, must complete a guest application and be approved. Approvals are based on all our regular background checks with the exception of financial.
3. Incomplete applications will not be considered.
4. Each applicant will be required to present two forms of identification. A photo ID and one other type of ID to be presented with your completed application.
5. On the application, we will ask you to list all income that you want to be considered as part of your monthly income. Income includes salaries, health benefits, and government assistance such as disability and AFDC payments, pensions, and interest income, alimony and child support. Income includes Section 8 assistance.
6. Income: We must be able to verify independently the amount and stability of your income such as through paycheck stubs, employer contact or tax record. If self-employed you will need to provide a business license, two years of tax records, bank records, or a list of client references. If you receive rental assistance, your assistance amount will be included when determining the amount of your income.
7. Applicants must have a successful credit, rent payment or home ownership history. If you have been evicted from a previous apartment during the past three years due to non-payment of rent, your application will not be accepted. (Alternative: Exceptions may be made when applicant(s) can document that they were evicted because of a roommate's failure to pay rent and that all of the applicant's rental obligations were met.) If you have been evicted during the past three years for behavior that includes causing disturbance, threatening other persons, damaging an apartment or other reason, your application will be rejected.
8. Double security deposits, and/or co-signers may be required when considering a pet, or if the applicant's current financial situation has improved from past financial difficulties. Offers of a double security deposit or co-signer from an applicant will not insure acceptance of your application. Decisions on this item will be made on a case-by-case basis after a complete review and verification of the information on this application.
9. You have been convicted of a felony (i.e. drug-related crime, violent criminal activity, or any other criminal activity that threatens the health, & safety of others etc.) within the last (10) years. You will be denied a rental unit.
10. Your application will be denied if you misrepresent any information in this application.

We check the following information for every applicant:

1. Your credit report, as it relates to total debts, late payments, rent and utility payments and major judgments against you.
2. References from two previous landlords, to determine an applicant's rent payment history and behavior. We reserve the right to deny your application if, after making a good faith effort, we are unable to verify your rental history.
3. Court records during the past ten years, to determine whether you have been evicted, failed to pay rent, other breach or convicted of any crime listed in number (9) above.
4. Verify current and previous employment if less than 3 years.

We use public records to determine your eligibility to rent. Neither Landlord nor the service companies we use can vouch for the accuracy of the records as they have no control over the records. It is the responsibility of the applicant to check the accuracy of their own public records.

It normally takes up to 5 business days for us to check an application.) If one of your references or records is difficult to confirm, we may take up to 8 calendar days to verify your application information.

(Applicant Initials: _____)

APPLICATION FEE PER APPLICANT:

- A deposit of \$20.00 in the form of a certified check, money order or cash is required with this application to cover background and verification costs. The \$20.00 fee can be waived if you supply us with a current credit report from one of the three national reporting agencies. *(Third party credit reports are not acceptable.)* The report cannot be older than 30 days from the date of your application, and must include your credit score.
- The \$20.00 application fee is not refundable.

Pets: We have some lower unit apartments that are designated cat friendly. A pet deposit equal to the first month's rent is required in addition to the security deposit in the lease for these apartments. Call for availability. No pet dogs are allowed, not even visiting ones.

I understand that a sample copy of the rental agreement, nonstandard rental provisions, and rules and regulations are available for my review prior to my completing the application or paying any earnest money deposit. Please complete ONE of the following:

- Please email the sample listed above to: _____
- Please mail me a sample listed above to: _____
- I have reviewed a sample lease & addendum's copy listed above. (Initials: _____)

I have read and understand the screening and application criteria on page 1 and page 2.

Signature: _____

Date: _____

Email Address: _____

Sincerely,

Meadows of Mukwonago, LLC

RENTAL APPLICATION

ONE APPLICATION FOR EACH ADULT APPLICANT (18 YEARS OF AGE OR OLDER).

Date: _____

_____ Bear Pass, Unit # _____ Mukwonago, WI 53149

Monthly Rent Amount: _____

Security Deposit Amount _____ (depending on credit history if accepted may be 1 or 2 months' rent)

You will be denied rental if you misrepresent any information on this application. If misrepresentations are found after a rental agreement is signed, your rental agreement will be terminated.

Proof of Identification is Required

Pet Deposit – If allowed, the deposit is equal to one month's rent: _____

Lease Terms: 1 year Landlord pays: Sewer/Water

Tenant pays: Electric/phone/cable/etc

Applicant's Full Name _____
(First – Middle – Last)

Maiden Name _____

Address _____

Soc. Sec. No. _____

City, State, Zip _____

Home Phone _____

DL No. _____

Email: _____

Cell Phone _____

PERSONAL INFORMATION

OTHER RESIDENTS UNDER 18 (Relationship)

DATE OF BIRTH

SOC. SEC. NO.

RENTAL HISTORY

Current Address _____

How Long? _____

Phone _____

Reason for Moving? _____

Rent Amt _____

Previous Address _____

How Long? _____

Previous Landlord _____

Phone _____

Reason for Moving? _____

Rent Amt? _____

EMPLOYMENT HISTORY

Current Employer _____

Starting Date? _____

Address _____ + _____

Phone _____

Supervisor _____

Gross Monthly Income _____

Previous Employer _____

Starting Date? _____

Address _____

Phone _____

Supervisor _____

Gross Monthly Income _____

CREDIT & FINANCIAL INFORMATION

Bank _____

City, State _____

Type of Account _____

Bank _____

City, State _____

Type of Account _____

Credit References (auto loans, loans, credit cards)

Type: _____

Creditor: _____

Account # _____

TTL Amount Owed: _____

Monthly Payment Amount: _____

Type: _____

Creditor: _____

Account # _____

TTL Amount Owed: _____

Monthly Payment Amount: _____

OTHER INFORMATION

Automobiles and Other Vehicles

Make and Type _____ Year _____ Color _____
Make and Type _____ Year _____ Color _____
Make and Type _____ Year _____ Color _____

Do you have any pets? _____
If yes, what type and how many? _____

In case of personal emergency, notify:

Name _____ Phone _____ Relationship _____
Address _____
Name _____ Phone _____ Relationship _____
Address _____

I hereby apply for rental of premises described as:

Date Required _____
Term of rental _____, 20_____ to _____, 20 _____
Monthly Rental \$ _____

I have enclosed the sum of \$ 20.00 (credit report + other background costs) which is non-refundable fee for the background checks. Tenant may request in writing within seven days after delivery of the rental unit a list of physical damages of defects, if any, charged to the previous tenant's security deposit.

Notice: You may obtain information about sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.widoffender-s.org> or by phone at 877.234.0085.

I certify that all the information provided in this Application is true and accurate to the best of my knowledge and that my rental agreement may be terminated if I have made any false, misleading or incomplete statements in this application.

(initials: _____)

I authorize verification of the information provided in this application from my credit sources, current & prior landlords, employers and personal references. I acknowledge being furnished copies of the Rental Provisions prior of taking occupancy of the unit.

(initials: _____)

NOTE: A SECURITY DEPOSIT IS REQUIRED FROM EVERY TENANT AGAINST DAMAGE OR LOSS TO THE PREMISES, AND SAID SECURITY DEPOSIT CANNOT BE USED FOR THE LAST MONTH'S RENT.

My rental of said premises is to be limited to use and occupancy by family of size and description above without any right on my part to sublet all or any of said premises.

I authorize you to run background & credit check, contact any references that I have listed before, during or after my tenancy.

Signature of Applicant

Date

Please Note: Landlord is using public records provided by the third party service to determine eligibility to rent. Neither Landlord, nor the third party service can vouch for the accuracy of the records as they have no control over such records. It is the responsibility of the applicant to check the accuracy of their own public records.