



Silver Trail Apartments LLC, 5356 N. Lovers Lane Road, Suite # 104, Milwaukee, WI 53225
 Phone: 414-466-2211; Fax: 414-466-1561; E-Mail: Silvertrailoffice@yahoo.com

RENTAL APPLICATION

(To be completely filled out)

Each applicant and co-applicant 18 years or older must submit a separate application

Applicant's First Name _____
 Applicant's Last Name _____
 Is there a co-applicant _____ Yes _____ No (If "yes" is checked, a co-applicant must submit a separate application)
 Home phone _____ Cell phone _____
 Work phone _____ Date of Birth _____
 E-mail address _____
 Sex: (circle): F / M Social Security # _____

The Applicant hereby makes application to rent apartment # _____ located at 53
N. Lovers Lane Road, Milwaukee, WI 53225

Move-In Date: _____ Lease Term: _____
 Monthly rent: _____ Full security deposit to be paid prior to move-in: \$ _____
 Parking: _____ Parking # _____ Earnest money _____
 Pet deposit \$ _____ Promise to repair/replace: _____

Name(s) of other persons to occupy the apartment:

Name _____	SS # _____	Relationship _____
Name _____	SS # _____	Relationship _____
Name _____	SS # _____	Relationship _____
Name _____	SS # _____	Relationship _____

Current Landlord's information:

Landlord's name _____
 Landlord's phone number _____
 Current address _____
 Date moved-in _____ Move-out date _____ Current rent _____
 Reason for leaving _____

Previous Landlord's information:

Landlord's name _____
 Landlord's phone number _____
 Address _____
 Date moved-in _____ Moved-out _____ Rent amount _____
 Reason for leaving _____

Current Employer information:

Employer _____
 Employer's address _____
 Phone _____ Supervisor name _____
 Position _____ Start date _____ Gross monthly income _____
 PLEASE PROVIDE TWO LAST PAY STUBS ALONG WITH THE APPLICATION
 Other income \$ _____ Source _____

Vehicles to be parked on the property:

Make _____ Model _____ Year _____ Make _____
 Model _____ Year _____

Pet(s) to be kept in the apartment:

Emergency contact information:

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

For the last five years have you

Filed for bankruptcy? _____ Yes _____ No
 Been evicted from tenancy? _____ Yes _____ No
 Lost property due to foreclosure or short sale? _____ Yes _____ No
 Willfully or intentionally refused to pay rent when due? _____ Yes _____ No
 Been convicted of a felony? _____ Yes _____ No; if yes, explain

Are there any matters pending against any applicant? _____ Yes _____ No
 Is any applicant a registered sex offender? _____ Yes _____ No
 Are you a US Citizen? _____ Yes _____ No
 If no, are you a legal US resident? _____ Yes _____ No
 Are you a full time or part time student? _____ Yes _____ No

How did you hear about the property: _____

EARNEST MONEY

Earnest money in the amount of **\$50** paid by tenant will be fully credited to the first month rent should your application be accepted. In case your application is denied, then the cost of credit and criminal checks will be subtracted from the earnest money amount and the balance will be returned. Such cost should not exceed \$20.

RESIDENT QUALIFICATION CRITERIA

Please review our criteria. If you meet the criteria, please apply. Please note that we provide equal housing opportunity; we do not discriminate on the basis of race, color, religion, sex, handicap, national origin, marital status, sexual orientation, gender identity, past or present membership in the military service, lawful source of income, age, or ancestry.

We must receive one completed rental application for each adult (18 years of age) who will be residing in the apartment. If the completed application contains any omissions, it will not be processed.

We check for drug-related offences, felony convictions, etc. If you have been convicted for any type of crime, including manufacturing or distribution of controlled substances that would be considered a serious threat to this property or to the other resident's peaceful enjoyment of the premises, and your application will be denied.

Occupancy is not to exceed two occupants per bedroom or current HUD occupancy standards or local ordinances. No more than three (3) unrelated adults are permitted in an apartment per City of Milwaukee Ordinance.

We require two forms of identification – copies of which have to be submitted with your completed application. (One must be a photo ID). If you have a driver's license, you have to submit its copy as one of the two required identification documents.

Your credit history will be evaluated as a part of your qualifying process.

Your income must equal at least three times the monthly rental amount. Consideration will be made for applicants who have good rental history and a good credit score but do not make 3 times the rent. If applicable, proof of SSI or Rent Assistance will be required.

Your current and previous Landlords will be contacted to verify your tenancy, timeliness of rental payments, and other tenancy related issues for a period of at least one and possibly two years. If you have been evicted, your application will be rejected.

YOU WILL BE DENIED RENTAL IF:

- You misrepresent any information on the application. If misrepresentations are found after rental agreement is signed, your rental agreement will be terminated.
- In the last five years, you have had a conviction for any type of crime that would be considered a serious threat to real property or to other residents' peaceful enjoyment of the premises, including manufacture or distribution of controlled substances, or you had a warrant for your arrest.
- You have insufficient income (please refer to guidelines in "Resident Qualification Criteria).
- Your credit score is unsatisfactory or non-existing.
- Your credit-check shows accounts that are not current. For example, occasional credit records showing payments within [30 to 59] days past due could be acceptable, provided you can justify the circumstances. Records showing payments past [60] days are not acceptable.
- If in the last five years, you have been through a court-ordered eviction, or you had a bankruptcy, collection or a judgment against you for financial delinquency. This restriction may be waived if there is no more than one instance, the circumstances can be justified, and you provide a qualified co-signer on your rental agreement.
- Previous landlords report significant complaint levels of noncompliance activity such as: repeated disturbance of the neighbors peaceful enjoyment of the area; reports of gambling, prostitution, drug dealing, or drug manufacturing; reports of violence or threats to landlords or neighbors; allowing persons not on the rental agreement to reside on the premises; failure to give proper notice when vacating the property.
- Previous landlords would be disinclined to rent to you again for any other reason pertaining to the behavior of yourself, your pets, or others allowed on the property during your tenancy.

If an applicant can make a strong case for a lower credit score (such as medical bills), and if such applicant has a verifiable necessary income, such applicant will be considered for tenancy provided all other above-referenced criteria are met.

Evictions and criminal history will always be considered as one of the most serious grounds for denial.

Applicant's Signature

Date

RENTAL DISCLOSURE FORM

1. _____ The Landlord or Its agent gave me the opportunity to review the rental agreement and the current rules and regulations to the applicant (please check if so).

2. **Code Violations & Conditions Affecting Habitability of Unit.** The Landlord disclosed the following (checked if applicable):
 - The uncorrected building and housing code violations notices noted on the attached list;
 - The dwelling unit does not have hot and cold running water;
 - The dwelling unit is not served by plumbing facilities in good operating condition;
 - The heating facilities serving the dwelling unit are not in safe operation condition, and/or are not capable of maintaining a temperature of at least 67 degrees F (19 degrees C) in the living areas, measured at the center of the room midway between the floor and ceiling;
 - The dwelling unit not served by electricity, and/or the electrical wiring, outlets, fixtures, and other components of the electrical system are not in safe operating condition;
 - Structural or other conditions in the dwelling unit or premises that present a substantial health or safety hazard, or create an unreasonable risk of personal injury.

3. **Promises to Repair.** The Landlord has put any promises to repair the unit in writing and I have received a copy (if applicable).

4. **Utility Charges: TENANT PAYS ALL UTILITY CHARGES THAT ARE SEPARATELY METERED OR SUBJECT TO COST ALLOCATION.**

Utility Charges Chart	Electric	Heat	Water	Gas	Equipment Air Cond.	Hot Water	Trash/ Recycling
Included in Rent	No	Not	Yes	no	No	No	Yes
Separately Metered	Yes	Yes	No	yes	Yes	Yes	No

5. **Earnest Money Receipt** (check one):

_____ The Landlord gave me a receipt when I paid the earnest money.

_____ I did not receive a receipt (paid the earnest money by check with a notation stating the purpose of the check, no earnest money required, etc.) _____

6. **Additional (Non-Standard) Rental Provisions:**
 Besides standard Rules and Regulations, your rental agreement (lease) includes Additional (non-standard) rental provisions which have been specifically identified and discussed with you before signing the rental agreement. Your signature on this form is intended to establish that each of these additional (non-standard) rental provisions were identified and discussed with you before you signed the rental agreement (lease).

The undersigned has read and dated this page of the Rental Disclosure Form and has received all indicated information (if applicable) and documents:

 Applicant's Signature

 Date

SECURITY DEPOSIT WITHHOLDING DISCLOSURE

Initial

Your Landlord (Lessor) will refund security deposit made by Lessee (Tenant) pursuant to the terms of the lease and applicable state law, if premises are left in a clean condition, no rent arrearage exists and the premises are left in the same condition as existed at the beginning of the initial lease terms, normal wear and tear expected.

The following amounts will be specifically deducted from the Lessee's security deposit, where applicable:

- Current or past due rent, pet fees, parking fees arrearages, rental furniture and accessory fees, cable, housekeeping, utility fees, NSF bank charges, legal fees and court costs as allowed by court order stipulation, and repayment of rental concession (those fees are defined in additional provisions).
- \$45.00 per stove cleaning; \$25.00 per refrigerator or dishwasher cleaning; \$20 per microwave cleaning.
- \$30 per cleaning kitchen cabinets and counter tops.
- \$25 per bath tub cleaning; \$20 per toilet cleaning; \$10 per vanity/faucet cleaning.
- \$250.00 for second coat painting of the entire apartment if necessary due to changing of original color or abuse.
- \$75.00 for second coat painting of any individual room if necessary due to changing of original color or abuse.
- Carpet or other floor surface damage caused by lessee's abuse will be charged as actual repair or replacement cost.
- \$350 per replacement per replacement of entry door; \$100 per replacement of interior doors including closet doors.
- \$100 per replacement of patio door blinds; \$30 per replacement of window blinds due to damages; \$10 per cleaning of blinds due to heavy cleaning.
- Actual costs of repair and replacement of counter top and kitchen cabinets caused by Lessee's abuse.
- Actual costs of repair or replacement of appliances, kitchen cabinets, kitchen counter tops, light fixtures, windows, toilets, sinks, bathtubs, faucets, etc. caused by Lessee's abuse.
- Actual replacement costs of patio sliding door, windows, screens, mini or vertical blinds, plumbing or electrical fixtures, apartment doors, kitchen or bath cabinets when damaged caused by Lessee's abuse.
- Actual repair cost of drywall damage(s) or other physical damage caused by Lessee not otherwise specifically itemized herein.
- \$50.00 for failure to return a full set of unit keys with \$25.00 additionally for failure to return mailbox keys; \$50.00 for failure to return garage opener, and \$35 for failure to return laundry cards pertaining to Lessor's property
- Actual costs caused by damage to common areas or grounds during moving.
- \$50 minimum per trash removal if the apartment is not cleaned of all personal belongings and trash.

If the lessee is charged a late rental fee or a returned check fee, those fees will be added to the lessee's monthly rent. If the Lessee does not pay the charges prior to the first day of the following month, then the Landlord/Lessor may begin eviction proceedings immediately.

All security deposit refund checks and/or notification of charges will be sent directly to the Lessee's last known address which is the address documented in the lease between Lessor and Lessee, unless Lessee timely notifies Landlord/Lessor in writing of Lessee's new address.

LESSOR'S RIGHT TO ENTER UNIT

Initial

Lessor may enter the premises at reasonable times and with twelve (12) hours advance notice, with or without Lessee's permission to inspect the premises, make repairs, show the premises to prospective tenants or purchasers, or to comply with any application law or regulation. Lessor may enter with less than twelve (12) hours advance notice upon specific consent of Lessee. No advance notice is required for entry in a health or safety emergency or where entry necessary to preserve and protect the premises from damage in the Lessee's absence. In the event Lessee specifically requests maintenance work, Lessor still make a reasonable effort to schedule such maintenance at a time convenient to Lessee, however, Lessor reserves right to enter premises at any time to effect such Lessee-requested maintenance

Applicant's (Tenant's) Signature

Date

APPLICANT'S AUTHORIZATION GIVEN TO SILVER TRAIL APARTMENTS LLC

I hereby make application to lease the described premises on the terms specified above. I have paid to the agent the earnest money in the amount of _____, which I understand will apply to my security deposit if this application is accepted. If this application is accepted within _____ day, and I fail to sign and deliver a lease to the property manager, security deposit money paid and any subsequent payments will be retained as DAMAGES, subject to the duty of leasing agent to mitigate. If this application is rejected, the Management Company will promptly refund the earnest money paid and all subsequent payments.

I hereby authorize the leasing agent, and any consumer or credit-reporting agency or bureau authorized by it, to investigate credit and financial responsibility, income level, rental and eviction history, criminal history (applicants may be denied if they have had a conviction for any type of crime in the past 5 years that would be considered a serious threat to the property or to other residents), and the statements made with this application. The leasing agent is also authorized to report my performance under this lease to any such agency person or organization.

As an inducement for the agent of the owner to accept this application, I warrant that all statements made herein are true and correct, to the best of my knowledge. I further agree to abide by the rules, regulations and obligations which are included in or made past of the lease.

I acknowledge that the property management firm, rental agent and employees thereof represent the interests of the property owner and owe duties of loyalty and faithfulness to the owners. They also have the obligation, however, to treat all parties fairly and in accordance with fair housing laws and standards.

I warrant and represent that I am of legal age to enter into this application. I understand that signing a lease creates a legal obligation, and there are penalties for moving out early. I further understand that this application and the lease impose joint and several obligations that are binding on all tenants.

I understand that the property will remain on the market until a lease is signed and that Landlord may continue to show the Property to other prospective tenants and accept other offers for rent.

_____ I have reviewed a sample Lease and the Non-Standard Provisions of *Silver Trail Apartments LLC*.

_____ I do not want to review the Lease and the Non-Standard Provisions of *Silver Trail Apartments LLC* when completing this application.

Signature of Applicant

Date

Signature of Applicant

Date

This Application _____ Approved _____ Not Approved by

Reason: _____ Income _____ Requirements _____ Unsatisfactory Credit Report _____ Rental
History _____ No Pet rule _____ Criminal History _____
_____ Other _____

Applicant notified by _____ Date Notified _____

Notes/Comments: _____
