



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 _____

Applicant's Middle 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 _____

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 must be paid by money order. It will be fully credited to the first month rent should your application be accepted. In case your application is denied, then cost of credit and criminal checks will be subtracted from the earnest money check 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 to be presented with your completed application. (One must be a photo ID).

An evaluation of your credit history will be made using the criteria set through Domin-8.

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.
- 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 had 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.

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

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 (except for the cost of running a credit report, refer to the "Earnest Money" provision on page 2), 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 part 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: _____
