



Tan Oak Apartments
1747 Wilmot Ave., #101
Twin Lakes, WI 53181
262.825.2023
Referred By: _____

RENTAL APPLICATION

www.FeldmanRealEstate.com

Notice: Giving false information to the questions on this Rental Application are grounds for rejection of application or termination of lease. Two forms of personal identification are required (one must be a picture I.D.).

Property Phone: 262.825.2023

CREDIT REPORT FEE \$30.00 – Money Order Only

FRE, Inc. Leasing Agent: 414.351.2296 ext 1

Office Fax: 414.351.1350

UNIT INFORMATION This is NOT a lease or rental agreement

The Undersigned hereby makes application to rent apartment # _____ located at _____

Base Rent \$ _____ Parking \$ _____ Pet \$ _____ Total Rent \$ _____

Security Deposit \$ _____ Desired Move-In Date _____ Earnest Money Paid \$ _____

APPLICANT INFORMATION

[Each Co-Applicant (named tenant) 18 years of age or older must complete a separate Rental Application]

Full Name _____ Social Security No. _____

Date of Birth _____ Driver's License No. _____ Emergency Contact _____

Cell Phone _____ Work Phone _____ Email _____

Pets to Occupy Unit (Number and Kind) _____

Names of Other Persons to Occupy Unit: Age: Relationship to Applicant

1. _____
2. _____
3. _____

APPLICANT'S RENTAL HISTORY [For the last 3 years]

CURRENT ADDRESS _____ Rent \$ _____

City _____ State _____ Zip _____

Since (date) _____ Landlord _____ Phone _____

PREVIOUS ADDRESS _____ Rent \$ _____

City _____ State _____ Zip _____

How long? _____ Landlord _____ Phone _____

APPLICANT'S EMPLOYER & INCOME

PRESENT EMPLOYER _____ Address _____

Phone _____ Since (date) _____ Monthly Pay \$ _____ Position _____

PREVIOUS EMPLOYER _____ Address _____

Phone _____ How Long? _____ Monthly Pay \$ _____ Position _____

OTHER SOURCES OF INCOME: You do not have to reveal alimony, child support or spouse's annual income unless you want it considered in this application.

Amount: _____ Source: _____

PLEASE READ THIS CAREFULLY AND SIGN THIS APPLICATION

The purpose of this application is to determine whether I qualify as a tenant. If my application is approved, the Landlord and I shall sign a written lease or rental agreement. The landlord and I have no rental agreement until the time that the lease or written rental agreement is signed. I have paid the earnest money deposit and credit report fee indicated on this application. The earnest money deposit will be applied to my security deposit or my first month's rent if the Landlord enters into a lease or rental agreement with me. If this application is approved, and I fail to enter into a lease or rental agreement, the earnest money and any subsequent payments may be retained to compensate the Landlord's costs and damages, subject to the Landlord's duty to mitigate. The earnest money and any subsequent payments will be refunded to me by the end of the next business day if: (1) this application is rejected, or withdrawn before approval; or (2) if the Landlord takes no action on this application by the end of the 21st day following the Landlord's receipt of the earnest money.

I hereby authorize the Landlord and Manager to investigate my credit/criminal records, financial responsibility, income, rental and eviction history, and the statements made in this application, and to obtain a consumer credit report and criminal records on me from a consumer-reporting agency that compiles and maintains files on consumers on a nationwide basis. My performance under any lease or rental agreement that I may enter into with the Landlord may be reported to such reporting agency.

I acknowledge that the Manager and the 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 was given the opportunity to review a sample lease or rental agreement, and the Landlord's rules and regulations. I warrant and represent that I am at least 18 years of age and that all statements herein are true and correct, to the best of my knowledge. The credit report fee is nonrefundable.

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.widocoffenders.org> or by phone at 877-234-0085. **No Verbal Agreements Made.**

Signature of Applicant _____ Date _____