

APPLICATION FOR RESIDENCY

DATE: _____

Lake Pointe Apartments, Lake Pointe LLC Phone: 715-359-6716 Fax: 715-298-3855
1100 Grand Avenue, Schofield, WI 54476 lakepointeapartments54476@gmail.com
Leasing Agent: Chandra Witter

Do you wish to receive a written explanation should you be denied? Yes _____ No _____

Apt. No. _____ Lease Term _____ to _____ Move In Date _____
Monthly Rent \$ _____ + Pet \$ _____ = \$ _____ Deposit \$ _____ + \$ _____ = \$ _____

Utilities paid by tenant: HEAT: YES ELECTRIC: YES WATER/SEWER: NO TRASH REMOVAL: NO GAS: NO

Table with 6 columns: Name of Person(s) to Occupy Apartment, Birth Date, Adult, Minor, Social Security #, Drivers License #. Rows 1-4.

HOUSING REFERENCES: Person #1

Present Address: _____ City/State/Zip _____ Cell # _____
Landlord Address: _____ Name: _____ Phone # _____
Rent Amount: _____ Length of Stay: _____ Reason For Leaving: _____
Previous Address: _____ City/State/Zip _____ Phone # _____
Landlord Address: _____ Name: _____ Phone # _____
Rent Amount: _____ Length of Stay: _____ Reason For Leaving: _____

HOUSING REFERENCES: Person #2

Present Address: _____ City/State/Zip _____ Cell # _____
Landlord Address: _____ Name: _____ Phone # _____
Rent Amount: _____ Length of Stay: _____ Reason For Leaving: _____
Previous Address: _____ City/State/Zip _____ Phone # _____
Landlord Address: _____ Name: _____ Phone # _____
Rent Amount: _____ Length of Stay: _____ Reason For Leaving: _____

EMPLOYMENT REFERENCES: Person #1

Present: _____ Supervisor: _____ Phone # _____
Occupation: _____ Gross Salary: _____ per _____
Previous: _____ Supervisor: _____ Phone # _____
Occupation: _____ Gross Salary: _____ per _____

EMPLOYMENT REFERENCES: Person #2

Present: _____ Supervisor: _____ Phone # _____
Occupation: _____ Gross Salary: _____ per _____
Previous: _____ Supervisor: _____ Phone # _____
Occupation: _____ Gross Salary: _____ per _____

Do you have pets? Cat: _____ Dog: _____ Breed: _____ Lbs: _____

WRITTEN AUTHORIZATION REQUIRED FOR PETS. SEE RULES AND REGULATIONS.

Have you ever been convicted of a felony, misdemeanor and/or ordinance violation? (Do Not Include Traffic Violations) _____

Have you ever: paid your rent late? _____ been evicted? _____ filed For Bankruptcy? _____ Year: _____
Explain "YES" responses _____

Vehicles: Does your vehicle have an alarm system? _____
Make: _____ Year: _____ Color: _____ Model: _____ License Plate State: _____
Make: _____ Year: _____ Color: _____ Model: _____ License Plate State: _____

IN CASE OF EMERGENCY CONTACT: Name _____
Address _____ Phone: _____ Relationship: _____

Receipt of earnest money deposited in the sum of \$ _____ is hereby acknowledged. This deposit is to be returned if this application is not approved. If approved, this sum will be applied to the security deposit and/or first month's rent. I further acknowledge that this earnest money shall be forfeited in full as liquidation damages if I do not accept occupancy after approval of this application. Deposits may be withheld as compensation for lost rent if the landlord makes reasonable efforts to mitigate the rental loss in accordance with 704.29 Wis. Statutes. The applicant consents to a routine inquiry of references, credit worthiness, criminal record and reliability. At applicant's request, landlord will advise if a credit report is requested and the name and address of the credit reporting agency. While it is landlord's policy to process applications within 3 days whenever possible, applicant agrees the landlord shall have up to twenty one (21) calendar days from acceptance of the earnest money deposit to approve or deny the rental application, as allowed under ATCP 134.05 (2). Applicant acknowledges receipt of a copy of this application with reverse side disclosures as part thereof, which may be applicable. THIS APPLICATION IS SUBJECT TO THE APPROVAL OF THE LANDLORD OR AGENT. FALSE, INACCURATE OR INCOMPLETE INFORMATION MAY RESULT IN THE REJECTION OF THE APPLICATION OR TERMINATION OF TENANCY AT ANY POINT. PLEASE MAKE SURE ALL INFORMATION IS COMPLETE, ACCURATE AND TRUTHFUL.

APPLICANT(S) SIGNATURE(S): _____ DATE: _____

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LANDLORD DISCLOSURES AND REQUIREMENTS

Items one through eleven are required of a landlord/agent by the State of Wisconsin prior to entering into a rental agreement with a tenant and/or prior to accepting earnest money or a security deposit. Other governmental jurisdictions may have additional laws and regulations that apply.

TENANT/APPLICANT ACKNOWLEDGES HAVING BEEN ADVISED:

- 1: A receipt for money collected has been given tenant (see reverse).
- 2: That copies of the proposed lease and rules and regulations of the landlord have been made available to tenant for inspection.
3. Of the name and address of the person authorized to receive rent, manage and maintain the premises who can readily be contacted and an owner or agent with an address within the state authorized to receive and receipt for notices and demands and at which service of process can be made in person (see reverse).
- 4: Tenant has seven days after the beginning of tenancy to inspect the dwelling and notify the landlord of any damages or defects existing prior to the beginning of tenancy.
5. Of utility charges not included in the rent (see reverse).
6. Of the following uncorrected building and housing code violations, for which the landlord has received notice from code enforcement authorities and which affect the entire premises (in the City of Schofield) or, only the dwelling unit and common areas (State of Wisconsin):
None.
7. That the premises contain the following conditions adversely affecting habitability: None.
8. Not less than seven (7) days after the start of the tenancy, tenant may request, in writing, that landlord provide tenants with a list of physical damages or defects, if any, charged to the previous tenant's security deposit.
9. Landlord promises to repair, clean, or improve the premises as follows by the completion dates noted: _____.
10. Security Deposits may be withheld only for tenant damage, waste or neglect of premises, nonpayment of rent, utility services or mobile home parking fees for which the landlord becomes liable and other reasons specifically and separately negotiated and agreed to by the tenant in writing in the document entitled: "Nonstandard Rental Provisions".
11. That the occupancy limit imposed on the dwelling unit is:

One Bedroom – 2 individuals maximum

Two Bedroom - 4 individuals of familial status
OR
2 adults maximum

OCCUPANCY OF ANY DWELLING RENTED WITH LAKE POINTE, LLC IS RESTRICTED
TO THOSE PERSONS NAMED ON THE APPLICATION AND THE RENTAL AGREEMENT