

Madison Property Management, Inc. **RENTAL APPLICATION** Consultant _____
 1202 Regent Street
 Madison, WI 53715 Address applying for _____ Apt # _____
 Phone (608) 251-8777
 FAX (608) 255-9656 Expected Move-in date ___/___/___ Rent \$ _____ Deposit \$ _____
 (Credit cards are not accepted)

APPLICATION PROCEDURE

Please fill out the application completely and accurately. Falsification of information is grounds for denial. All approved applicants are required to provide a valid driver's license or state identification card. Please complete your current and prior landlord information and two-year employment history, including names and telephone numbers. Social security number disclosure is voluntary and your application will not be denied on the basis that it is not provided. If your application is otherwise not complete, one telephone call will be placed to the applicant to obtain the information in order to further the process. If this call does not provide the needed information, rejection may be based on an incomplete application.

Please list all sources of income. Applicants must demonstrate an ability to pay the monthly rent. Employment references may be checked to verify income. If an applicant receives an income subsidy, the applicant must provide verification when turning in the completed application. If an applicant has a payee or other contact person at a specific agency, please provide their name and telephone number. If an applicant does not demonstrate the ability to pay the monthly rent, a co-signer may be required to guarantee the financial obligations of the lease. A credit check may be conducted on your application. Poor credit does not always result in application disapproval, however it may be a factor used in processing an application, and may be grounds for disapproval.

A rental history check may be conducted on your application. Applicants are required to have at least two years of satisfactory housing history. Satisfactory housing history does not include time residing in student housing, or residing with parents or relatives. Applicants with less than two years of housing history may be required to obtain a co-signer to guarantee the financial obligations of the lease. If an applicant owes money to another landlord, the money must be paid in full before the application will be processed.

Madison Property Management, Inc. manages properties owned by different property owners. Each owner has different acceptable qualifications for tenancy. **Madison Property Management, Inc. rents to applicants in the order that their applications are approved.** Application processing may take up to 72 hours. We will contact you after your application has been processed. We provide copies of the lease agreement and lease rules upon request. No Earnest Money Deposit is required.

Applicant's First Name _____ **M** _____ **Last** _____

Date of Birth ___/___/___ **Social Security #** _____ - _____ - _____ **DL#** _____

Phone # _____ **Cell Phone #** _____ **E-mail** _____

Other persons to occupy residence	Adult	Relationship	Other persons to occupy residence	Adult	Relationship
_____	Y / N	_____	_____	Y / N	_____
_____	Y / N	_____	_____	Y / N	_____

EMPLOYMENT INFORMATION

Current Employer _____ **From** _____ **to** _____ **Phone** () _____
Address _____ **City/State** _____ **Zip** _____ **Fax** _____
Supervisor _____ **Position** _____ **Income \$** _____ / **Month**

Other income sources and amounts: (Verification must be provided) _____

In case of an emergency, contact: _____ **Phone** () _____
Address _____ **City/State/Zip** _____ **Relation** _____

Please complete and sign the reverse side

HOUSING HISTORY (Please complete both current and previous information – All information is required)

Current Address _____ City/State _____ Zip _____

Current Landlord _____ Landlord Phone () _____ Fax _____

Landlord's Address _____ City/State _____ Zip _____

Rent paid / Month \$ _____ From ____/____/____ to _____ Utilities you pay _____

Previous Address _____ City/State _____ Zip _____

Previous Landlord _____ Landlord Phone () _____ Fax _____

Landlord's Address _____ City/State _____ Zip _____

Rent paid / Month \$ _____ From ____/____/____ to ____/____/____ Utilities you paid _____

Has an eviction action ever been filed against you or someone you were living with at the time? Yes ____ No ____
If yes, by whom, when, and for what reason? _____

Have you been convicted of a crime involving violence to persons or property in the last two years? Yes ____ No ____

Have you been convicted of any drug-related offenses in the last two years? Yes ____ No ____

Do you owe money to your current landlord or any former landlord? Yes ____ No ____

In the event that your housing history or credit history is not adequate, please name a co-signer below.

Co-signer's Name _____ Address _____

City/State _____ Zip _____ Phone () _____ Relationship _____

AUTOMOBILE PARKING Is parking desired? Y / N

Please inquire about parking availability. Marking "yes" for parking does not guarantee you a parking stall. You must enter into a separate parking contract at the time of lease signing before parking is permitted.

PETS (There is no guarantee pets are permitted.)

Will you have a pet? Y / N Dog _____ (\$25.00/mo) Cat _____ (\$15.00/mo)

Do you wish to receive a written explanation of a denial of tenancy? Yes ____ No ____

I found out about Madison Property Management, Inc. from _____.

I, the undersigned, hereby acknowledge that I have read and understand this application, and all information that has been submitted, including the information listed on this application, is true and correct. I understand that all application information and materials are being relied upon in application processing and are a pre-condition to approval by Madison Property Management, Inc. Any false statements or omissions are grounds for immediate application rejection, or future termination of any lease signed pursuant to this application. **I hereby authorize management to conduct routine housing references, employment verification, criminal background checks, public records checks, financial reference investigations, and to obtain and rely on credit agency reports for the purpose of processing this application.** I understand and acknowledge that my performance under any lease agreement I may enter into with the landlord may be reported to such credit-reporting agency, and authorize management to obtain my credit report for the purpose of collecting any amounts due pursuant to any future lease agreement with the landlord.

Applicant's Signature _____ Date _____