



975 West River St.
Chippewa Falls, WI 54729
Phone: 715-577-3369
Fax: 715-726-9922

APPLICATION FOR TENANCY

Every occupant 17 years of age and older **MUST** fill out a separate Application for Tenancy (even if married). Please fill out this form **COMPLETELY**, **LEGIBLY**, and **ACCURATELY** and sign where indicated.

First *full* month's rent and security deposit are due at lease signing, and must be in the form of certified funds only. No cash or personal checks accepted. We will not hold Premises without first month's rent and security deposit.

ABOUT THE APPLICATION PROCESS

We offer application forms to everyone who inquires about the rental. We review completed applications in the order in which we receive them. We may require up to three (3) business days to verify information on an application. Each applicant must submit an individual application. Applicants must show two (2) pieces of identification, one of which must include a photograph. Income sources must be verifiable through pay stubs, employer contact, current tax records and/or bank statements. We verify income and resources and check with current and previous landlords.

ABOUT OUR BACKGROUND CHECKS

It is our standard practice to check all tenant backgrounds to provide a safe environment and to protect our valued tenants and their visitors. Our checks include, but are not limited to; criminal, credit, banking, employment, and tenancy histories. Making false statements on an Application for Tenancy is always grounds for refusing an applicant.

FAIR HOUSING

We operate in full compliance with Title VIII of the Civil Rights Act of 1968 (Federal Fair Housing Act), and with all applicable state and local laws and statutes. We have not, and will not, either directly or indirectly, discriminate against prospective tenants on the basis of race, color, religion, sex, national origin, disability, marital status, familial status, sexual orientation, lawful source of income, ancestry, or age.

CRITERIA AND DETERMINING FACTORS

We determine, based on the application, whether the applicant meets our screening guidelines, and we use the "Whole-Person" concept to select the applicant who best meets the overall qualification criteria. Factors that may result in a denied Application for Tenancy include, but are not limited to: unverifiable or falsified application information; unreadable or incomplete applications; insufficient, inability to verify, or negative prior rental history; insufficient information to contact past landlords; unverifiable or insufficient income history; inability to verify prior employment history; prior history of evictions, criminal activity, judgments, tax liens, repossessions, unpaid housing debts, NSF checks, late rental payments, property destruction or unfulfilled lease terms; insufficient, unverifiable, or negative credit history;

HOUSING ASSISTANCE PROGRAMS

We actively support area housing assistance programs including those offered through the Chippewa County Housing Authority and Starting Points. Applicants involved in these programs are still subject to our screening process, guidelines, and criteria.

PERSONAL INFORMATION			
First Name	Middle	Last	SSN
Date of Birth	Current Address		City/State/Zip
Home Phone	Work Phone	Cell Phone	Driver's License #
PERSONAL INFORMATION (CO-APPLICANT)			
First Name	Middle	Last	SSN
Date of Birth	Current Address		City/State/Zip
Home Phone	Work Phone	Cell Phone	Driver's License #
RESIDENCE HISTORY			
Present Address		City/State/Zip	
From Date	To Date	Reason For Leaving	Is your present rent up to date?
Rent Amount	Landlord Name		Landlord Phone
Landlord Address		Landlord City/State/Zip	
Previous Address		City/State/Zip	
From Date	To Date	Reason For Leaving	Is your present rent up to date?
Rent Amount	Landlord Name		Landlord Phone
Landlord Address		Landlord City/State/Zip	
Previous Address		City/State/Zip	
From Date	To Date	Reason For Leaving	Is your present rent up to date?
Rent Amount	Landlord Name		Landlord Phone
Landlord Address		Landlord City/State/Zip	
Have You Ever Been Evicted? If yes, why?			
PROPOSED OCCUPANTS (ASIDE FROM OTHER APPLICANTS)			
Name		Relationship	Occupation
Name		Relationship	Occupation
Name		Relationship	Occupation
Date of Birth		Date of Birth	
Date of Birth		Date of Birth	
Date of Birth		Date of Birth	
EMPLOYMENT INFORMATION			
Current Employer		Occupation	Hours/Wk
Supervisor		Supervisor Phone	Years Employed
Address		City/State/Zip	
Employed From	Employed To		
Previous Employer		Occupation	Hours/Wk

Supervisor		Supervisor Phone	Years Employed
Address		City/State/Zip	
Employed From	Employed To	Reason For Leaving	
Previous Employer		Occupation	Hours/Wk
Supervisor		Supervisor Phone	Years Employed
Address		City/State/Zip	
Employed From	Employed To	Reason For Leaving	
INCOME			
Current Income		Source	Proof of Income (W2s, Pay Stubs, Tax Returns, etc.)
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CREDIT CARD / FINANCIAL DEBT INFORMATION			
Car Loan Lien Holder		Balance Owed	Monthly Payment Creditor's Phone Number
Credit Card Company		Balance Owed	Monthly Payment Creditor's Phone Number
Credit Card Company		Balance Owed	Monthly Payment Creditor's Phone Number
Child Support/Other Financial Debt		Balance Owed	Monthly Payment Creditor's Phone Number
BANK INFORMATION			
Bank Name	Address		City/State/Zip
Account No.	Account Balance	Account Type	Date Opened
Average Balance (Approximate)			
Bank Name	Address		City/State/Zip
Account No.	Account Balance	Account Type	Date Opened
Average Balance (Approximate)			
EMERGENCY CONTACT / PERSONAL REFERENCE INFORMATION (That do not reside with you)			
Emergency Contact Name (Not residing with you)		Home Phone	Cell Phone
Relationship		Address	City/State/Zip
Personal Reference Name		Home Phone	Cell Phone
Relationship		Address	City/State/Zip
Personal Reference Name		Home Phone	Cell Phone
Relationship		Address	City/State/Zip

APPLICANT QUESTIONNAIRE

How did you learn about this property? Newspaper Sign Friend Other _____

Type of Unit Desired? Efficiency Townhouse Single-Family Home Apartment

No. of Bedrooms _____ Monthly Rent _____

Do you own any waterbeds or aquariums? Yes No

Do you have any pets? Yes No

Is the total move-in amount available now (rent and deposit)? Yes No

Have you ever been sued for non-payment of any bill? Yes No

Have you ever declared bankruptcy? Yes No

Are you currently past due on any obligations? Yes No

Are you willing and able to maintain the premises in a clean and orderly way? Yes No

Are you willing and able to maintain the yard and gutters? Yes No

Have you ever been convicted of a criminal offense? Yes No

Have you ever broken a Rental Agreement or Lease? Yes No

Have you ever been evicted or asked to move out of a property? Yes No

Have you ever been locked of your apartment by the Sheriff? Yes No

Have you ever been brought to court by another Landlord? Yes No

Have you ever moved while still owing rent, or damaged an apartment or leased premises? Yes No

Have any complaints ever been made against you at any former residence? Yes No

APPLICANT AUTHORIZATION

In consideration of solicitation of my application for lease of premises from the Landlord above, I do hereby give my consent to Pregent Development, LLC and the authorized agents thereof, to check the references listed on my application, and to check my background in any way, including but not limited to contacting any and all business persons and business entities, individual persons and entities, any and all law enforcement agencies, banking and financial institutions, and any and all credit reporting agencies, in order to inquire regarding any and all information relating to myself, provided that said inquiries be limited solely to the purpose of consideration of myself for possible tenancy.

I UNDERSTAND THAT I WILL BE CONTACTED WITHIN 72 HOURS IF I AM ACCEPTED FOR TENANCY. IF I AM NOT CONTACTED WITHIN THIS TIME, MY APPLICATION HAS BEEN DENIED, AND I WILL RECEIVE NO FURTHER NOTICE AS TO THE DISPOSITION OF MY APPLICATION.

Applicant Signature

Date

Applicant Signature

Date