

APPLICATION FOR TENANCY

**NO PETS ARE ALLOWED
UNLESS STATED HERE**

To Be Completed by Agent or Resident Manager

Property Address _____ Apt # _____

Monthly Rent \$ _____ Parking Fee \$ _____ Pet Fee \$ _____ Other \$ _____ Indoor Pkg Stall # _____ Off Street Parking _____

Security Deposit \$ _____ Garage Opener Deposit \$ _____ Other Deposit \$ _____ Occupancy Limit # _____ Zoning District _____

RENT hot water & snow & **INCLUDES** heat, water, gas, electric, sewer, lawn care (Circle or strike as applicable) Lease Term: From _____ To _____

Remarks and/or Conditions _____

Move-in date _____ Expiration Date – 12:00 noon _____

Applicants

Name(s) of Persons to Occupy Apartment:	Adult or Minor	Social Security #	Driver's License #	Relationship*
1. _____	_____	_____	_____	_____
2. _____	_____	_____	_____	_____
3. _____	_____	_____	_____	_____
4. _____	_____	_____	_____	_____

*To be used only in R1, R2, R3, R4 & R4L Residence Districts to comply with the zoning code.

Housing References

Pets: 1. _____ 2. _____

Type	Breed	Weight if dog	Type	Breed	Weight if dog
(THIS IN NO WAY GRANTS PERMISSION FOR TENANT TO ACQUIRE A PET BEFORE OR AFTER MOVE-IN OR TO BOARD SOMEONE ELSE'S PET)					

Present

Address _____ Apt # _____ City _____ State _____ Zip Code _____

How Long? _____ Rent \$ _____ Reason for Leaving _____ Phone # _____

Landlord's Address _____ Landlord's Phone # _____

Previous

Address _____ Apt # _____ City _____ State _____ Zip Code _____

How Long? _____ Rent \$ _____ Reason for Leaving _____ Phone # _____

Landlord's Address _____ Landlord's Phone # _____

Employment

Person #1's Employer _____ How Long? _____ Work Phone # _____ Income \$ _____

Position _____ Immediate Supervisor _____ Supervisor's Phone # _____ Other Income \$ _____

Person #2's Employer _____ How Long? _____ Work Phone # _____ Income \$ _____

Position _____ Immediate Supervisor _____ Supervisor's Phone # _____ Other Income \$ _____

Auto ID

Auto #1 _____ License Plate # _____ Total Income \$ _____

Auto #1 _____ License Plate # _____

Credit & Bnk References

CREDIT REFERENCES (Include acct. #'s and phone #'s)	BANK REFERENCES (Include acct. #'s and monthly pmt. Amounts)
1. _____	1. _____
2. _____	2. _____
3. _____	3. _____

Emergency Contacts

IN CASE OF EMERGENCY, CONTACT:

Name	Relationship	Name	Relationship
_____	_____	_____	_____
Address _____		Address _____	
Home Phone # _____	Work Phone # _____	Home Phone # _____	Work Phone # _____

OR CONTACT:

Receipt of earnest money deposit in the sum of \$ _____ check # _____ 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. At the time of entering into a rental agreement the applicant agrees to pay the balance due of the security deposit and first month's rent. If the applicant refuses to enter into a rental agreement after this application has been approved, actual costs and damages incurred will be deducted from the deposit. Deposits may also be held 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 and credit agencies. This inquiry will provide applicable information concerning the applicant's character, creditworthiness and reliability. Applicant acknowledges receipt of a copy of this application with reverse side disclosures as part thereof which may be applicable. To the best of applicant's knowledge all of the above information is true. **This application is subject to the approval of the landlord or agent.**

Signatures and Dates

APPLICANT(S) SIGNATURES	DATE	Resident Manager Or Rental Agent _____
_____	_____	Address _____
_____	_____	Phone # _____
_____	_____	Date _____ Date not Approved _____ Accepted _____
_____	_____	

SECURITY DEPOSIT PAYABLE TO : HAWKS LANDING APARTMENTS MANAGEMENT

LANDLORD DISCLOSURES AND REQUIREMENTS

Items one through ten below are required of a landlord/agent by the State of Wisconsin and all items are required by the City of Madison 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 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 (7) days after the beginning of tenancy to inspect the dwelling unit and notify 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 Madison) 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. No determination has yet been made as to the amount, if any, of deductions and if such deductions are made, tenant will be provided with a written itemized description of said damages or defects upon written request at the time the previous tenant is notified.
9. Landlord promises to repair, clean, or improve the premises as follows by the completion dates noted: none
10. Security deposits may be withheld only for tenant damage, waste or neglect of the premises or the 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 other than in form provision as follows: late rent payment fees, late vacating fees, returned check fees, carpet cleaning fees when pets are allowed.

THE FOLLOWING DISCLOSURES APPLY TO THE CITY OF MADISON ONLY

11. That a copy of notice of eligibility for rent abatement, if any which affects the rental unit or common areas has been provided to the tenant.
12. That the occupancy limit imposed upon the dwelling unit by 27.06 of the City of Madison General Ordinances is (see reverse), however, occupancy is restricted to those persons named in the application and rental agreement.
13. That the definition of a "family" pursuant to 28.03(2), Madison General Ordinances, is as follows: "A family is an individual or two or more persons related by blood, marriage, or legal adoption living together as a single housekeeping unit in a dwelling unit, including foster children, and not more than four (4) roomers except that the terms 'family' shall not in R1, R2, R3, R4A and R4L residence districts include more than one roomer except where such dwelling unit is owner occupied. In any residential district a family may consist of two adults and the minor children of each. Such a family may not include any roomers except when the dwelling unit is owner occupied. For the purpose of this section, 'children' means natural children, grandchildren, legally adopted children, stepchildren, foster children, or a ward as determined in a legal guardianship proceeding. Up to two (2) personal attendants who provide services for family members or roomers who, because of advanced age or a physical or mental disability, need assistance with activities or daily living shall be considered part of the 'family'. Such services may include personal care, housekeeping, meal preparation, laundry or companionship."
14. That the zoning district in which the dwelling is located is (see reverse)
15. That the off-street parking requirements of the dwelling unit pursuant to 28.11 Madison General Ordinances is (see reverse)