

PROPERTY:

Oakbrook Corporation

RENTAL APPLICATION

Section A.

APARTMENT TYPE

APT. #

LEASE TERM FROM:

TO:

Table with 3 columns: AGREEMENTS, Components of Total Monthly Rent, and Payments and Deposits with Application & Lease Signing. Includes rows for Total Monthly Rent, Total Deposits, and Utilities Not Included.

Section B. APPLICANT INFORMATION - THIS FORM MUST BE FILLED OUT COMPLETELY AND SIGNED TO BE PROCESSED

Form for Section B containing fields for Applicant's Full Name, Date of Birth, Social Security #, Driver's Licence #, and Other Occupants.

Section C. APPLICANT'S HOUSING HISTORY - INCLUDE TWO MOST RECENT REFERENCES-MUST COVER AT LEAST TWO YEARS

Form for Section C containing a table with columns for PRESENT and PREVIOUS housing history, including fields for Address, Apt #, City, State, Zip Code, and Monthly Payment.

Section D. INCOME INFORMATION -INCOME MUST BE EARNED IN A VERIFIABLE, CONSISTENT AMOUNT, AND FROM LAWFUL SOURCE

Form for Section D containing EMPLOYMENT INFORMATION and OTHER INCOME** sections with fields for Employer/Company Name, Position, Salary, and Additional Monthly Income.

Section E. MISCELLANEOUS INFORMATION

Form for Section E containing fields for List Special Needs, In Case Of Emergency contact, and questions about bringing a vehicle or pets to the apartment.

Applicant has submitted an application with an Earnest Money Deposit. The earnest money may be applied to the applicant's Security Deposit. If management decides to decline application, then management will refund the earnest money to applicant in full.

The undersigned warrants and represents the information on this rental application to be true and correct. Any false information will constitute grounds for rejection of application.

Not less than (7) days after the start of the tenancy, tenant may request, in writing, that landlord provide tenant with a list of physical damages or defects, if any, charged to the previous tenant's security deposit.

APPLICANT'S SIGNATURE (DATE)

A lease agreement will not become offered until this application is approved by management. The Fair Housing Amendments Act of 1988 makes discrimination based on race, color, religion, handicap, family status, or national origin illegal in connection with the rental of most housing.



We encourage and support the nation's affirmative housing program in which there are no barriers to obtaining housing because of race, color, religion, sex, national origin, handicap, or familial status.



Additional Landlord Disclosures and Requirements

Applicant is hereby advised that:

Items #1-7 apply to the State of Wisconsin

1. Tenant may request a written receipt for money collected from landlord.
2. Copies of the Lease, Rules and Regulations, Non-Standard Rental Provisions, and all applicable addendums are available to applicant at the management office or upon request. All lease materials can then be furnished to prospective tenants for their inspection before a rental agreement is entered into, and before any earnest money or security deposit is accepted from a prospective tenant.
3. The name and address of the person authorized to receive rent, manage and maintain the property, will be provided to applicant with the lease materials, who can be contacted and an owner or agent with an address within the state authorized to receive notice and at which service of process can be made in person.
4. Utility charges not included in rent should be noted in Section A (on reverse side).
5. There are the following uncorrected building code violations, which the landlord has received written notice from the code enforcement authorities : _____

6. The following conditions adversely affect the habitability of the premises : _____

7. Landlord promises to repair, clean or improve the premises as follows by the completion dates noted: _____

Items # 8-12 apply to the City of Madison only.

8. That a copy of the notice of eligibility for rent abatement, which affects the rental unit or common areas has been provided to the tenant.
9. The occupancy limit for the unit can be defined by the limit imposed upon the dwelling unit by 27.06 of the city of Madison General Ordinance or by a uniform occupancy limit imposed by the property (lesser of the two amounts). Occupancy is restricted to those persons named in the application and rental agreements.
10. 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 (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. 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 (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 as part of the "family". Such services may include personal care, housekeeping, meal preparation, laundry or companionship".
11. The property zoning district can be made available to applicant upon request.
12. The off street parking requirements of the dwelling unit pursuant to 28.11 Madison Ordinance is available upon request. The exception is in the central areas as per section 28.07(1)(g) of the Madison Ordinances