WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

RENTAL APPLICATION

LANDLORD: _____ MANAGER: _____
Address: _____ Address: _____
Telephone: _____ Telephone: _____

UNIT INFORMATION

This is NOT a lease or a rental agreement.

The Undersigned hereby makes application to rent apartment / Unit / number _____ located at _____
_____ Monthly rent $ _____ Lease term _____

☐ Earnest Money Paid $_____ ☐ Credit Check Fee $ _____ ☐ Security Deposit $_____

APPLICANT INFORMATION

[Each Co-Applicant (named tenant) must complete a separate *Rental Application*]

Full Name _____ Home Phone _____
Date of Birth _____ Social Security No. _____ Work Phone _____
Driver's License No. _____ Emergency Contact: _____
_____ Pets to Occupy Unit (Number and Kind) _____

Names of Other Persons (Non-Applicants) to Occupy Unit:	Social Security Number:	Birth date if Under 18:
1.		
2.		
3.		

APPLICANT'S RENTAL HISTORY

[For the last 3 years]

Have you ever failed to pay rent when due? ☐ Yes ☐ No
Have you ever been evicted? ☐ Yes ☐ No

CURRENT ADDRESS _____ Rent $ _____
Since (date) _____ Landlord _____ Phone _____

PREVIOUS ADDRESS _____ Rent $ _____
How long? _____ Landlord _____ Phone _____

APPLICANT'S EMPLOYER & INCOME

PRESENT EMPLOYER _____ Address _____
Phone _____ Since (date) _____ Monthly Pay $_____ Position _____

PREVIOUS EMPLOYER _____ Address _____
Phone _____ How long? _____ Monthly Pay $_____ Position _____

OTHER SOURCES OF INCOME	You do NOT have to reveal alimony, child support or spouse's annual income unless you want it considered in this application.		
Amount:	Source:	Confirmation Person:	Phone:
1.			
2.			

APPLICANT'S CREDIT REFERENCES

Have you ever filed for bankruptcy? ☐ Yes ☐ No

Banks:	City & State:	Type & Number of Account:
1.		
2.		
Credit References:		Address and/or Phone:
1.		
2.		

COMMENTS: _____

PLEASE READ THIS CAREFULLY AND SIGN THIS APPLICATION

The purpose of this application is to determine whether I qualify as a tenant. If my application is approved, the Landlord and I shall sign a written lease or rental agreement. The Landlord and I have no rental agreement until the time that the lease or written rental agreement is signed.

I have paid the earnest money deposit and credit report fee indicated on this application. The earnest money deposit will be applied to my security deposit or my first month's rent if the Landlord enters into a lease or rental agreement with me. If this application is approved, and I fail to enter into a lease or rental agreement, the earnest money and any subsequent payments may be retained to compensate the Landlord's costs and damages, subject to the Landlord's duty to mitigate. The earnest money and any subsequent payments will be refunded to me by the end of the next business day if: (1) this application is rejected, or withdrawn before approval; or (2) if the Landlord takes no action on this application by the end of the 21st day following the Landlord's receipt of the earnest money. The credit report fee is nonrefundable.

I hereby authorize the Landlord and Manager to investigate my credit and financial responsibility, income, rental and eviction history, and the statements made in this application, and to obtain a consumer credit report on me from a consumer reporting agency that compiles and maintains files on consumers on a nationwide basis. My performance under any lease or rental agreement that I may enter into with the Landlord may be reported to such reporting agency.

I acknowledge that the Manager and the agents and employees thereof represent the interests of the Landlord, but they also have a duty to treat all parties fairly and in accordance with fair housing law, and to disclose material adverse facts about the property.

I was given the opportunity to review a sample lease or rental agreement, and the Landlord's rules and regulations. I warrant and represent that I am at least 18 years of age and that all statements herein are true and correct, to the best of my knowledge.

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.widocoffenders.org or by phone at 877-234-0085.

Signature of Applicant _____ Date _____

FOR OFFICE USE ONLY Date Received _____

Income: ☐ _____ Credit Report: ☐ _____

Evictions: ☐ _____ Rental History: ☐ _____

Other: ☐ _____ References: ☐ _____

☐ Accepted ☐ Denied

Notified: _____

_____