

Application for Lake Crest Apartments
1732 N. Prospect Avenue #103
Milwaukee, WI 53202
Phone (414) 271-1403 Fax (414) 270-9885
Make all checks and money orders payable to: Lake Crest LLC

To apply you will need: _____ 2 forms of I.D. _____ \$100 check, money order or cashier's check _____ proof of income
If you are a full time student you will need: _____ 2 forms of I.D., _____ \$100 check, money order or cashier's check
_____ proof of enrollment _____ a completed rent guarantee form

MONTHLY RENT RATE \$ _____

Date rent starts: _____

Name: _____ Date of Birth: _____

New Address: ___1732 N. Prospect Avenue_____ Apt. # _____

Social Security Number: _____ E-mail address: _____

Please give us your rental history for the past 5 years (starting with the most current)

Current Address: _____

Month/Year moved in: _____ Monthly rent/mortgage: _____ Current Phone: _____

Reason for leaving: _____

Landlord/Management Company Name: _____ Landlord's Phone: _____

Previous Address: _____

Month/Year moved in: _____ Monthly rent/mortgage: _____

Reason for leaving: _____

Landlord/Management Company Name: _____ Landlord's Phone: _____

Please give us your current employment/student information

_____ Employed full time _____ Employed part time _____ Student _____ Retired _____ Other

Current Employer/School: _____

Dates Employed: _____ Employed as: _____

Supervisor: _____ Phone: _____ Monthly Income: _____

Please list your creditors and current banks

- 1) _____
- 2) _____
- 3) _____

Have you ever:

Filed for bankruptcy? ____yes ____ no Willfully or intentionally refused to pay rent? ____ yes ____ no
 Been convicted of a felony? ____ yes ____ no Been evicted from tenancy? ____ yes ____ no
 Been convicted of any charges relating to the possession, distribution or manufacturing of controlled substances? ____ yes ____ no

Applicant Screening Criteria:

Personal identification: We require one photo I.D., and an I.D. that verifies your social security number.
Rental History: We require the information necessary to contact your past landlords. If a landlord is disinclined to rent to you again for any reason, you may be declined for approval. We reserve the right to deny your application if, after making a good faith effort, we are unable to verify your rental history. If you are a homeowner, we require proof of ownership such as a mortgage and/or title.
Income: We must be able to verify the amount and stability of your income through pay stubs, contract or offer letter. If you are self employed you may use tax records, bank records and a list of client references. We require your income to be three times the rent amount monthly, gross. This may be combined if there is more than one applicant.
Criminal/Eviction Screening: We will do a public records search to screen for your criminal and civil court history. You will be denied approval if any felonies, convictions involving controlled substances or prior evictions are found.
Credit check: We will contact a major credit reporting agency to determine your financial history. A poor credit history, including bankruptcy, may result non-approval of your application.

As Further Condition to Lease, If Accepted, The Undersigned Agrees as Follows:

- *The date of possession is subject to vacation of premises by prior tenant, and completion of any necessary repairs and remodeling.
- * To execute a lease term of _____ months and deposit as security \$ _____ to be held for any damages to premises, other than normal wear and tear. The security deposit may not be used for payment of rent.
- * To limit occupancy of the unit to the person (s) set forth in this application (s).
- * Applicant agrees to a public records search to screen for criminal and civil court history. Applicant also agrees to the release records regarding prior rental history.
- * Waterbeds and/or water filled furniture are not allowed on the premises.
- * If the applicant is renting on an "AS IS" basis, this means that the applicant will receive the unit in the condition it was left by the prior resident. It is understood that the applicant will not be responsible for any cleaning or damages in the unit caused by the previous resident (s).
- * The remainder of the security deposit is due within 72 hours of approval.
- * If for any reason the applicant has to cancel the apartment after the lease has been signed, the lessor will apply the security deposit for rental payment when due. All attempts will be made by lessor to re-rent the unit.
- *The applicant agrees to take the premises on the above terms and hereby deposits \$100.00. If approved, the \$100.00 shall be applied to the security deposit. If the application is rejected, the \$100.00 shall be returned to the applicant. If the applicant notifies the lessor before the completion of the approval process that the applicant(s) no longer wishes to rent the unit, lessor agrees to return the \$100.00 deposit in full.

_____ I have been offered a copy of the standard lease which includes rules, regulations and non-standard lease provisions.

Signature of applicant: _____ Date: _____

Amount collected: \$ _____ Check ____ Money Order _____

