

**THIS APPLICATION IS NOT A RENTAL AGREEMENT, CONTRACT OR LEASE.  
ALL APPLICATIONS ARE SUBJECT TO THE APPROVAL  
OF THE OWNER AND/OR MANAGING AGENT.**

Not less than seven (7) days after the start of the tenancy, tenant may request, in writing, that the landlord provide tenant with a list of the physical damages or defects, if any, charged to the previous tenant's security deposit. Upon approval, within 10 days, you may submit a written request to the landlord to view the photographs maintained by the landlord which document the physical damages or defects that were charged to the security deposit of the previous tenant(s).

I hereby authorize the landlord and manager to investigate my credit and financial responsibility, income, rental and eviction history, criminal background in the state of WI and statements made in this application and to obtain a consumer credit report from a consumer reporting agency that complies 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 a reporting agency.

The applicant hereby certified that the information given herein is true and complete to the best of his/her knowledge and further authorizes investigation of all statements contained in this application for residency as may be necessary. If any information provided is false or misleading, the landlord will refuse to rent to such an applicant. I acknowledge that the manager, agents and employees thereof represent the interests of the landlord, but they also have the duty to treat all parties fairly and in accordance with fair housing law, and to disclose material adverse facts about the property. I further understand the landlord uses minimum income requirements or minimum income-to-rent ratio and requires reliable demonstrable evidence of ability to pay the rental amount as part of the screening process.

Upon denial of an application for housing that is based solely on minimum income-to-rent ration. Landlord shall furnish in writing a notice of reason for denial. Reasons for denial shall be furnished within 21 days of receipt of completed application. Applicant will receive another consideration if there is an available unit and the applicant furnishes to the landlord evidence of actual ability to pay the rental amount. Notice of denial shall also include information regarding the information the landlord will find acceptable in order to reconsider the applicant. Nothing in this subsection requires the landlord to hold the apartment for an application who has initially been denied based on minimum income requirement or minimum income-to-rent ratio.

No landlord may require any prospective tenant to produce or disclose their Social Security Number in relation to an application for housing or in relation to the execution of a lease, unless such disclosure is mandated by state or federal law. An applicant's refusal to provide a Social Security Number to a landlord shall not be a basis upon which said landlord may deny housing to such an applicant. Every application for housing which requests the production or disclosure of an applicant's Social Security Number shall notify the applicant of the specific state or federal statute which mandates such disclosures or shall notify the applicant that such disclosure is voluntary and that the landlord may not deny the applicant housing on the basis of the applicant's decision to withhold their Social Security Number.

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

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