

**Please note: For application to be considered, security deposit must be paid in full as earnest in the form of a money order or cashier's check plus a \$20.00 non-refundable application fee per adult person or married couple made out to Robert F. Zellmer.**

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2945 NORTH OAKLAND AVENUE  
MILWAUKEE, WISCONSIN 53211  
PHONE (414) 962-9400, FAX (414) 962-4170**

### Application for Residency

We subscribe to all federal, state, and local fair housing laws.

Applicant's Name: \_\_\_\_\_  
Soc. Sec. # \_\_\_\_\_  
Date of Birth \_\_\_\_\_  
Your email address: \_\_\_\_\_  
Phone number \_\_\_\_\_  
Property Applied For: \_\_\_\_\_ Unit #: \_\_\_\_\_  
Rent: \_\_\_\_\_ Security Deposit: \_\_\_\_\_ Lease Term From \_\_\_\_\_ to \_\_\_\_\_  
Utilities: Paid by Owner \_\_\_\_\_ Paid by Resident \_\_\_\_\_

Co-Occupants of Rental Unit	Date of Birth	Relationship	Soc. Sec. #
1.) _____	_____	_____	_____
2.) _____	_____	_____	_____
3.) _____	_____	_____	_____

### Housing References

Present Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_  
Dates you Resided there? \_\_\_\_\_ Name of Landlord \_\_\_\_\_ Phone \_\_\_\_\_  
Reason for Leaving \_\_\_\_\_ Rent Paid \_\_\_\_\_  
Previous Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_  
Dates you Resided there? \_\_\_\_\_ Name of Landlord \_\_\_\_\_ Phone \_\_\_\_\_  
Reason for Leaving \_\_\_\_\_ Rent Paid \_\_\_\_\_

### Employment

Present Employer \_\_\_\_\_ Address \_\_\_\_\_  
Your Work Phone \_\_\_\_\_ How Long Employed? \_\_\_\_\_ Position \_\_\_\_\_  
Gross Monthly Income \_\_\_\_\_ Human Resources Phone \_\_\_\_\_

### Credit References (name, address, phone)

Checking: \_\_\_\_\_  
Savings: \_\_\_\_\_  
Other: \_\_\_\_\_

### Automobile

Make of Auto \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_  
Vehicle Lic. # \_\_\_\_\_ Driver's Lic. # & State \_\_\_\_\_

### In Case of Emergency, Please Notify:

\_\_\_\_\_  
(Name) (Address) (Relationship) (Phone)

**Disclosures and Requirements:**

According to State of Wisconsin Statutes, the following disclosures are required prior to entering into a rental or lease agreement and/or prior to accepting an earnest deposit.

**Applicant Acknowledges:**

- that landlord has up to 21 days to review rental application and or refund earnest deposit;
- that a receipt for earnest money collected has been given applicant;
- that copies of proposed lease, rules, regulations, or lease addendum of the landlord have been made available to applicant for inspection and applicant has reviewed said documents. \_\_\_\_\_;
- that applicant has been advised that residents have seven days after conversion of earnest deposit to security deposit to inspect the dwelling unit or to request a list of physical damages charged to former tenants security deposit;
- that applicants have been advised of utility charges not included in the rent;
- that applicants have been advised of the following uncorrected building and housing code violations for which the landlord has received notice from code enforcement authorities and which affect the dwelling unit and common areas: \_\_\_\_\_

**Notice:** Section 2. 943.215 State Statutes: ABSCONDING WITHOUT PAYING RENT states that a tenant who intentionally absconds without paying all current and past due rent within five days of vacating premises or does not provide landlord, in writing, a complete and accurate forwarding address is guilty of a Class A Misdemeanor for which maximum penalties are nine months in jail or \$10,000 or both.

The Earnest Deposit to be returned if application is not approved. If approved, the Earnest Deposit shall become the Security Deposit.. The charge for the credit report is non-refundable. If applicant decides not to enter into a rental or lease agreement after application approval, actual costs and damages incurred will be deducted from deposit. Deposits may also be withheld as compensation for lost rent if landlord makes reasonable efforts to mitigate rental loss in accordance with 704.29 Wis. Stats. Security deposit may not be used as last month's rent. Applicant acknowledges receipt of all applicable application disclosures, housing rules or regulations or lease terms as may apply. This application is subject to approval of landlord or landlord's full time employees. Initial\_\_\_\_\_

To the best of my knowledge all the above information is true. To assist in the processing of this application, I authorize the release of any information pertaining to my employment by my employer and the release of any information by my landlord(s) (past and present).

Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

Landlord promises to repair, clean, or improve the premises as follows by dates noted: \_\_\_\_\_  
 \_\_\_\_\_

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**For office use only**

Receipt of earnest money deposit in the sum of \$\_\_\_\_\_ paid by \_\_\_\_\_  
 is hereby acknowledged.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_