

Rental Application

TRL Properties, LLC

920-558-9875

ONE APPLICATION FOR EACH ADULT APPLICANT (18 YEARS OF AGE OR OLDER)

You will be denied rental if you misrepresent any information on this application. If misrepresentations are found after the rental agreement is signed, your rental agreement will be terminated.

Date:

Proof of identification is required

Property Information (To be completed by landlord)

Property address:	City: Appleton	State: WI	ZIP Code:
Lease Terms : 1 year no moveout from 11/1-2/28	Monthly Rent: \$ 1,000	Security Deposit: \$ 1,000	
Monthly Utilities are responsibility of tenants residing in the property : Gas, Electric and Water			

Applicant Information

Full Name (include middle initial, maiden name, aliases) :			
Home Phone:	Cell Phone:	Email:	
Date of birth:	SSN:	Driver ID State/#:	
Vehicle Make/Model:	Color:	Year:	Plate State/#:
Vehicle Make/Model:	Color:	Year:	Plate State/#:

Additional Applicants/Occupants (at time of move-in and throughout the term of the lease)

Name	DOB	Relationship	Name	DOB	Relationship

Residential History

Current address:					
City:	State:	ZIP Code:	Own	Rent	(Please circle)
Landlord Name:	Landlord Phone:	Dates at this address:			
Monthly payment or rent:	Reason for Moving:				
Previous address:					
City:	State:	ZIP Code:	Own	Rent	(Please circle)
Landlord Name:	Landlord Phone:	Dates at this address:			
Monthly payment or rent:	Reason for Moving:				

Employment Information

Current employer:	Start of Employment:				
Employer address:	Gross Monthly Income:				
City:	State:	ZIP Code:	Hourly	Salary	(Please circle)
Position:	Supervisor Name:	Supervisor Phone:			

Other Income (Other sources of income)

Describe Income:	Monthly Income:
Describe Income:	Monthly Income:

Background Information

Have you ever filed for bankruptcy:	Yes	No	(Please Circle)	If yes, explain:
Have you ever been evicted or served an eviction notice:	Yes	No	(Please Circle)	If yes, explain:
Have you ever willfully or intentionally refused to pay rent:	Yes	No	(Please Circle)	If yes, explain:
Have you been convicted of a crime or are you a registered sex offender:	Yes	No	(Please Circle)	If yes, explain:
Do you have any pets:	Yes	No	(Please Circle)	If yes, explain:
Do you smoke cigarettes or cigars:	Yes	No	(Please Circle)	If yes, explain:
Do you own a trailer, boat or truck:	Yes	No	(Please Circle)	If yes, explain:
Are you on active military duty?	Yes	No	(Please Circle)	

Utility Reference			
Water Utility Company:		Service Address:	
Are your utility bills current:	Yes No (Please Circle)	Phone:	Dates of Service:
Landlord Disclosures and Requirements			
Applicant Acknowledges:			
<ol style="list-style-type: none"> that a receipt for earnest money, when collected, will be provided to the applicant. that a copy of the proposed lease, rules, regulations, and/or lease addendums has been made available for inspection upon request. that the applicant has been advised of name and address of person authorized to receive rent, manage and maintain premises who can be readily contacted, and an owner or agent within the state, who is authorized to receive rent, make receipt for notices and requests, and at which process can be made in person. that the applicant has been advised that residents have seven(7) days after beginning of tenancy to inspect the dwelling and notify landlord of any damages/defects existing prior to beginning tenancy. That the applicant has the right to request a list of physical damages or defects, for which the landlord has deducted money from the previous tenants security deposit. that the applicant has been advised that the utilities (water/sewer, gas and electric) are not included in the rent. that the applicant has been advised of any uncorrected building and housing code violations for which the landlord has received notice from code enforcement authorities and which affects the dwelling unit and common areas. that the applicant has been advised of any conditions that the premises contains that adversely affects habitability that the landlord promises to repair, clean, or improve premises as follows by dates noted: 			
<ol style="list-style-type: none"> that the applicant has been advised that security deposits may be withheld for tenant damage, waste or neglect of premises, nonpayment of rent, and/or utility services for which landlord becomes liable and other reasons specifically and separately negotiated and agreed to in writing by tenant other than in form of provision as follows : NOTICE: Section 2. 943215 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 fine or both. that first month rent and security deposit are due upon move-in. The last month's rent is required to be prepaid in installments and installments will begin the first month. 			
Applicant Screening: We use screening procedures to evaluate each prospective tenant before we rent to them. Please review the listed criteria. If you feel that you meet the criteria, please apply. Your application will not be processed until all information is received.			
<ol style="list-style-type: none"> Application: One fully completed application must be completed by each adult (18 years of age and older) who is applying to rent this property. If the application is not fully completed, sufficient explanations are not provided to explain your omissions, or misrepresentations are discovered, your application will be denied. If misrepresentations are found after a rental agreement is signed, your rental agreement will be terminated. Personal Identification: Photo identification is required along with each application. Credit History: Credit report files will be accessed and screened. Good credit score and no delinquencies noted. Residential History: It is your responsibility to provide information necessary to contact your previous landlords. 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 previously owned your residence rather than rent, you must provide references from your mortgage lender as well as proof of ownership or transfer. Income: We must be able to verify the amount and the stability of your income through paycheck stubs, or tax records. If self-employed, you will be required to provide tax records (Schedule 1040), and bank records. Background History: The background of each applicant will be investigated. If the applicant has been convicted of any drug related crime, violent criminal activity, or any other criminal activity that threatens the safety, health, or the right to peaceful enjoyment of the property by others, their application will be denied. 			
Signature of applicant:		Date:	
Agreement and Authorization			
<p>My rental of said premises is to be limited to use and occupancy by persons listed above without any right on my part to sublet all or any of said premises. 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. I have no rental agreement with the Landlord before the time of the lease signing.</p> <p>I hereby certify that I have read and reviewed the information contained in this application and that it is complete. Any discrepancy or lack of information will result in immediate rejection of this application. I understand that this is an application and does not constitute a lease agreement in whole or part.</p> <p>I authorize the landlord to investigate my credit and financial responsibility, give permission to verify income, verify employment, verify water utility company history and inquire past and present residence references. I am providing a copy of my driver's license or other photo ID with this application.</p> <p>This application is accompanied by \$ <u>20.00</u> for <u>cost of credit report (nonrefundable if credit report is run)</u></p>			
Signature of applicant:		Date:	
Printed Name:			