



Fax: 608-256-2393AURORA POINTE - RENTAL APPLICATION - revised 03/15/07

All information requested below must be provided in order to process this application. Applicant is entitled to review the lease, rules and regulations, previous tenant damages, and other forms as may be required by law for occupancy, and in signing this form attests that this information has been provided to their satisfaction. Social security number disclosure is voluntary and your application will not be denied on the basis that it is not provided. If your application is otherwise not complete, rejection may be based upon an incomplete application. Falsification of information is grounds for denial. The Fair Credit Reporting Act, Public Law 91-508, requires that we notify you that as a part of our normal procedure, routine inquiries will be made to provide information concerning character, general reputation and style of living. Upon written request, the nature and scope of any report, if one is made, will be provided if received within ten days of denial.

NAMES OF PERSON (S) TO OCCUPY APARTMENT: (All occupants must be listed)

| | | | |
|-------|-----------------------------|-------------------|-----------------------|
| _____ | Date of Birth: _____ | SS#: _____ | Phone #: _____ |
| _____ | Date of Birth: _____ | SS#: _____ | Phone #: _____ |
| _____ | Date of Birth: _____ | SS#: _____ | Phone #: _____ |
| _____ | Date of Birth: _____ | SS#: _____ | Phone #: _____ |

Three (3) years of rental history are required. ATTACH SEPARATE SHEET IF NECESSARY MUST INCLUDE ZIP CODES

Current Address: _____ City/State/Zip: _____ From: _____ To: _____

Current Landlord: _____ Landlord Phone: _____ Fax: _____

Landlord Address: _____ Rent Paid/Month: \$ _____ Utilities You Pay: _____

Previous Address: _____ City/State/Zip: _____ From: _____ To: _____

Previous Landlord: _____ Landlord Phone: _____ Fax: _____

Landlord Address: _____ Rent Paid/Month: \$ _____ Utilities You Pay: _____

Has an eviction action ever been filed against you or someone you were living with at the time? Yes ___ No ___

If yes, please state when and describe: _____

Have you been convicted of a crime involving violence to persons or property in the last two years?: Yes ___ No ___

If yes, please state when and describe: _____

Have you been convicted of any drug related offenses in the last two years?: Yes ___ No ___

If yes, please state when and describe: _____

Three (3) years of employment history are required. ATTACH SEPARATE SHEET IF NECESSARY

Current Employer: _____ From: _____ To: _____

Address: _____ City/State/Zip: _____ Supervisor: _____

Phone: _____ Position: _____ Income: \$ _____ /Month

Previous Employer: _____ From: _____ To: _____

Address: _____ City/State/Zip: _____ Supervisor: _____

Phone: _____ Position: _____ Income: \$ _____ /Month

In case of emergency contact the following **FAMILY MEMBERS:**

| (Name) | (Relationship) | (Telephone #) |
|------------------|----------------|---------------|
| (Street Address) | (City) | (State) (Zip) |

Other Income Sources and Amounts (Please Provide verification) ATTACH SEPARATE SHEET IF NECESSARY

Banking Institution: _____ Address: _____ Phone: _____

I, the undersigned, hereby acknowledge that I have read and understand this application, and all information that has been submitted, including the information listed on this application, is true and correct. I understand that all application information and materials are being relied upon in application processing and are a pre-condition to approval by Ridge Creek Apts., LLC. Any false statements or omissions are grounds for immediate application rejection, or future termination of any lease signed pursuant to this application. This applicant hereby authorizes management to conduct routine housing, employment, criminal, and financial reference investigations, and public records checks, and to obtain and rely on credit agency reports for the purpose of processing this application and/or collecting amounts due pursuant to any lease agreement signed between the applicant and management. Disclosure of an applicant's Social Security number is voluntary and housing may not be denied solely on the applicant's decision to withhold their SSN. Incomplete or false information are grounds for denial.

Applicant's Signature: _____ Date: _____

OVER

Dear Applicant:

Subject: Criteria & Screening Policy

Listed below is the criteria we use to determine your eligibility for housing:

Application Standards

1. Each adult applicant (18 years of age and older) must fill out an application. The application must be completely filled out and signed. If any information on the application is false, the application will **not** be approved.
2. We require applicants to have a gross monthly income of three (3) times the rent or to demonstrate their ability to pay a comparable (equal to or greater than) income-to-rent ratio and rent amount over the past 24 months. Evidence of ability to pay shall include references from landlords and employers (**not related to you**), indicating your pay for the coming year will be at least as much as the previous two years **or** written documentation (notarized) to verify prior rent payment history and income (e.g. leases; canceled checks; receipts; certificates, vouchers, or other proof of governmental assistance; wage statements, pay stubs or proof of other lawful sources of income; or tax returns).
3. Applicants must have a successful rent payment history. If you have been evicted from a previous apartment during the past five years due to non-payment of rent, your application will not be accepted.
4. Applicants must have a successful rental history. If you have been evicted during the past five years for behavior that includes causing disturbance, threatening other persons, damaging an apartment or other reasons, your application will be denied. If a previous landlord reports such behavior, your application will be rejected.
5. If you have filed for bankruptcy within the past three (3) years, you will NOT be approved.
6. Co-signers will only be considered for persons who are being financially supported by a parent or legal guardian. Co-signers will not be considered for applicant who has bad credit.
7. We allow two (2) persons per bedroom, unless otherwise stated differently by zoning laws.

The following information for every applicant is checked:

1. Credit report, as it relates to total debts, rent and utility payments and judgements and collections against you. Credit reports are also used to verify validity of information provided by you.
2. Amount of income. Applicants who are self-employed will be asked to submit the previous two years tax returns to verify amount of income.
3. References from at least the two most recent landlords to determine an applicant's rent payment history and behavior.
4. Court eviction records from the county where you have lived during the past five years to determine whether you have been evicted for any reason.
5. Applications will be denied for a history of bad check writing, civil judgments, and accounts over ninety (90) days past due.
6. Applications will be denied for judgments or debts for money owed to previous landlords.
7. Applications will be denied if a public records search returns in the past three years (two years if the property is located in the City of Madison) convictions for any felony drug charges or any other conviction that may be considered a threat to real property or other resident enjoyment of the property. Sec. 31.11 (5)

To help maintain our apartments in a safe and enjoyable manner, we have established the following rules. Failure to observe these rules will result in eviction:

1. All renters are responsible for the actions and behavior of their guests. Any damage caused by a guest will be the responsibility of the renter.
2. ILLEGAL ACTIVITIES ARE PROHIBITED.
3. Excessive noise and disturbances are prohibited.
4. Threatening other persons or property is prohibited.
5. Permitting any person to reside on the premises who is not on the lease is grounds for eviction.

We reserve the right to modify the criteria subject to current market factors.

Applicants Signature: _____ Date: _____

Applicants Signature: _____ Date: _____

Please attach copy of state issued photo ID