



Manske Property Management, Inc.
 Our office is in Whytecliffe Apartments
 10050 W. Beloit Road
 Greenfield WI 53228
 (414) 546-8090 Office
 (414) 543-5433 Fax

RENTAL APPLICATION

Visit us on the web: www.manskepropertymanagement.com

Email us: apts@manskepm.com



Management does not discriminate on the basis of any protected class under federal, state or local laws, rules, or ordinance.

Thank you for applying for residency with Manske Property Management. **Each adult 18 years of age or older must complete an application.** All requested information must be completed before this application will be processed. In order to insure prompt processing of your application, please print clearly and provide complete information including names, addresses and telephone numbers where requested.

Management requires that the combined net household income meets or exceeds three times the rental payment amount. For example, if the rental payment is \$600.00 per month, the net household income must be \$1,800.00 per month or higher to qualify.

To be completed by Authorized Personnel Only

Shown by: _____ Date of Showing: _____ ID Verified by: _____
 Property Address (s): _____ Unit # (s): _____ Available Date: _____
 Advertising Source: _____ Required Move Date: _____
 Monthly Rent: \$ _____ Security Deposit: \$ _____ Lease Term: _____
 Seen the Actual Unit(s)? _____ Description Given for Unit (s)? _____
 Improvements or Specials offered: _____

APPLICANT INFORMATION:

Date of Application: _____ Total # of Occupants: _____ Total # of Vehicles: _____
 Name of Applicant: _____
(First) (Middle) (Last)
 Have you ever been known by another name? YES NO If yes, list names: _____
 Driver's License #: _____ Issuing State: _____ (Proof of identification is required)
 Date of Birth: _____ Social Security #: _____ Email: _____
 Home Phone: _____ Work Phone: _____ Cell Phone: _____
(Please check your preferred method of contact above)

RESIDENCE HISTORY:

Present Address: _____
(street) (apt #) (city) (state) (zip)
 Landlord Name: _____ Landlord's Phone: _____
 Landlord Address: _____
 Current Rental Payment: \$ _____ Dates of Occupancy: _____ to _____
 Are you being evicted? Yes No Why are you moving? _____

 Previous Address: _____
(street) (apt #) (city) (state) (zip)
 Landlord Name: _____ Landlord's Phone: _____
 Landlord Address: _____
 Current Rental Payment: \$ _____ Dates of Occupancy: _____ to _____
 Were you evicted? Yes No Why did you move? _____

EMPLOYMENT HISTORY:

Present Employer: _____ Name of Supervisor: _____
 Employer Address: _____
 Telephone #: _____ Length of Service: _____ to _____
 Position Held: _____ Net Income (monthly): \$ _____

 Other sources of income: _____ Monthly Amount: \$ _____

 Previous Employer: _____ Name of Supervisor: _____
 Employer Address: _____
 Telephone #: _____ Length of Service: _____ to _____
 Position Held: _____ Net Income (monthly): \$ _____

MISCELLANEOUS:

Have you ever convicted of a felony or been arrested for a crime other than a traffic offense? YES NO
Have you ever filed bankruptcy? YES NO
Have you ever been served an eviction notice or been asked to vacate a property you were renting? YES NO
Have you ever willfully or intentionally refused to pay rent or mortgage payments when due? YES NO
Do you know of anything which may interrupt your income or ability to pay rent? YES NO
Have you ever broken or failed to honor a lease agreement? YES NO
If you answered yes to any of the questions above please explain: _____

Do any of your household members smoke? YES NO
Do any of your household members have pets? YES NO

PET INFORMATION:

All household pets must be listed below even caged animals. Pet Agreement Must Be Signed. Total # of Household Pets: _____

Table with 6 columns: ANIMAL TYPE, BREED, WEIGHT, AGE, NAME, DESCRIPTION/COLOR

Each property may have its own restrictions in type, breed, weight and number of pets. None of our properties allow more than two pets total per household. Please review the descriptions carefully. You may review our Pet Policy by visiting our website at www.manskepropertymanagement.com. If in doubt, please ask for clarification or contact our office before applying.

The following dog breeds, mixed or pure are not allowed at any of our properties:
Table listing disallowed breeds: Pit Bull Terrier, Doberman, Rottweiler, German Shepard, Husky, Akita, Chow, Malamute, Staffordshire Terrier, Bull Terrier

VEHICLE INFORMATION:

Table with 5 columns: MAKE, MODEL, YEAR, COLOR, PLATE NUMBER

All vehicles must be registered, licensed and in operable condition! We do not allow trailers, campers, RV's, jet-ski's, monster trucks or other oversized trucks!

MINOR HOUSEHOLD MEMBERS: Please list all individuals under the age of 18 years below.

Name: _____ Date of Birth: _____ Social Sec. #: _____
Name: _____ Date of Birth: _____ Social Sec. #: _____
Name: _____ Date of Birth: _____ Social Sec. #: _____
Name: _____ Date of Birth: _____ Social Sec. #: _____

Failure to obtain written permission prior to adding/changing occupants or pets is a violation of the lease contract and a FIVE-DAY NOTICE TO VACATE may be served to the tenant (s).

EMERGENCY CONTACT (This person must be local and not a household member)

Full Name: _____ Telephone Number: _____
Address: _____ Relationship: _____
(Street) (Apt#) (City/state/zip)

Terms and Conditions of Application

Applicant agrees to pay a non-refundable Credit Check Fee of \$20.00 at the time of application. Personal checks are not accepted as payment of this fee. In lieu of the Credit Check Fee, applicant may also provide management with a complete copy of applicant's consumer credit report with credit score that is less than 30 days old, and has been prepared by a nation-wide consumer credit reporting agency. Any application submitted without either payment of the \$20.00 Credit Check Fee, or a copy of applicant's consumer credit report will be denied. If applicant pays the \$20.00 Credit Check Fee, applicant will be provided with a copy of the consumer credit report obtained by management regardless of whether the applicant's application is accepted or denied.

Applicant understands that a security deposit is required and must be paid in full before occupancy will be given. If the full security deposit is not paid upon the execution of the lease, the applicant will not be provided with occupancy of the rental unit and the acceptance of the applicant's application will be rescinded. Tenant further acknowledges and agrees that the security deposit cannot be used to pay the first or last month's rent.

Applicant agrees that there are no verbal agreements. All agreements must be in writing and must be signed by both management and applicant.

Applicant hereby certifies that the information contained within this application is true, correct and complete and does not contain any false or misleading information. Applicant understands and agrees that if any information provided on this application is found to be false or misleading during the application review process, this application shall be denied.

By signing this application, applicant hereby authorizes management to conduct a credit check, rental history verification, employment verification and criminal background check with organizations that provide such services.

Applicants Signature: _____ Signature Date: _____

TENANT DISCLOSURE AND RELEASE

I _____ authorize Manske Property Management to obtain both past and current information concerning the names and dates of previous employers, public records, credit data, bankruptcy proceedings, eviction or landlord judgments, criminal background checks/records and income verification.

I AUTHORIZE WITHOUT RESERVATION, ANY PARTY OR AGENCY CONTACTED BY MANSKE PROPERTY MANAGEMENT TO FURNISH THE ABOVE-MENTIONED INFORMATION.

Furthermore, I authorize procurement of consumer report(s) from federal, state and other agencies that provide such services. If approved as a tenant, this authorization shall remain on file and shall serve as an ongoing authorization for you to procure consumer reports at any time during my contract period.

Address _____ Unit # _____

City _____ State _____ Zip _____

Printed Name _____ DOB _____ Date _____

Signature _____ DOB _____ Date _____

BROKER DISCLOSURE TO CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (See Lines 55-63).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 55-63).
- 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

38 _____

39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing.

44 **List Home/Cell Numbers:** _____

45 **SEX OFFENDER REGISTRY**

46 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
47 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

48 BY SIGNING AND DATING BELOW I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND

49 THAT Rocheleau Rossow Provost and Manske Property Management, Inc. are working

50 Sales Associate ▲ Firm Name ▲

51 as: (Owner's/Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent) [STRIKE ONE] .

52 **SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY LEGAL OBLIGATIONS TO BROKER.**

53 _____

54 Signature ▲ Date ▲ Signature ▲ Date ▲

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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55 **DEFINITION OF MATERIAL ADVERSE FACTS**

56 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that
57 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
58 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
59 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence
60 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
61 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
62 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or
63 agreement made concerning the transaction.