

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

TO BE COMPLETED BY RENTAL AGENT

Leasing Agent Name: _____ Prorations (if any): \$ _____ (1) Month _____
 Building Name: _____ Monthly Rent: \$ _____ (2) Month _____
 Address/Apt.#: _____ Parking Rent: \$ _____ (3)
 City/State/Zip: _____ Pet Rent: \$ _____ (4)
 Lease Term: _____,20 to _____,20 Locker Rent: \$ _____ (5)
 Scheduled Move-in Date: _____ Total Monthly Rent: 2+3+4+5 = \$ _____ (6)
 _____ Security Deposit: \$ _____ (7)
 _____ Total Needed To Move In: 1+6+7 = \$ _____ (8)
 _____ Less Amount Paid with Application \$ _____ (9)
 Special Instructions _____ TOTAL BALANCE DUE 8-9 = \$ _____

TO BE COMPLETED BY APPLICANT

Date: _____ Applicant's First Name: _____ Middle: _____ Last: _____
 Date of Birth: _____ Social Security No.: _____ Phone No.: _____ Email: _____

OTHER RESIDENTS NAME:			DATE OF BIRTH	SOCIAL SECURITY NO.	PHONE NO.
First	Middle	Last	_____	_____	_____
First	Middle	Last	_____	_____	_____
First	Middle	Last	_____	_____	_____
First	Middle	Last	_____	_____	_____
First	Middle	Last	_____	_____	_____

Present Address: _____ Zip Code: _____ How Long? _____
 Present Landlord: _____ Phone No.: _____
 Reason for Moving: _____ Amount of Rent: _____

Have you ever been evicted? Yes ___ No ___ If yes explain: _____
 Have you ever been convicted of a crime? Yes ___ No ___ If yes explain: _____
 Have you ever filed for bankruptcy? Yes ___ No ___ If yes explain: _____
 Do you have renter's insurance coverage? Yes ___ No ___ If yes policy number: _____ Agent Phone No.: _____
 Do you have any pets? _____ What type and weight? _____ Is this a service animal for a handicap? _____

EMPLOYMENT / OTHER INCOME INFORMATION

Employer 1 : _____ Starting Date: _____
 Address: _____ Phone No.: _____ Fax No.: _____
 Position Held: _____ Supervisor's name: _____
 Hours worked per week: _____ Pay per hour or Salary: \$ _____ Monthly Income: \$ _____
 (How Many?) (Monthly Income Must Be At Least 3 X the Rent to Qualify)

Employer 2 : _____ Starting Date: _____
 Address: _____ Phone No.: _____ Fax No.: _____
 Position Held: _____ Supervisor's name: _____
 Hours worked per week: _____ Pay per hour or Salary: \$ _____ Monthly Income: \$ _____
 (How Many?) (Monthly Income Must Be At Least 3 X the Rent to Qualify)

OTHER INCOME

(1) SSI \$ _____ W-2 \$ _____ SSD \$ _____ OTHER _____ \$ _____
 (2) SSI \$ _____ W-2 \$ _____ SSD \$ _____ OTHER _____ \$ _____

(All of the above information must be supported by documentation)

OTHER INFORMATION

Driver's License Number: _____ Driver's License Number: _____
Vehicle
 Make and Model _____ Year _____ Color _____ Lic. Plate No. _____
 Make and Model _____ Year _____ Color _____ Lic. Plate No. _____
 In case of personal emergency, notify _____ Relationship: _____
 Phone No.: _____ Address: _____

TO BE READ AND COMPLETED BY APPLICANT BEFORE SIGNING

Enclosed herewith is a deposit in the amount of \$ _____ Check/MO# _____. Said deposit as well as any future payments made on said apartment at a later date, are to be applied in full towards 1st month's rent and security deposit if this application is accepted. If this application is denied said full deposit less a \$20.00 fee for the cost of the credit and criminal background check per applicant is to be returned to applicant. It is understood that any applicant that changes their mind and chooses not to rent said apartment after they have been approved, will receive NO REFUND of their deposit in accordance with the cancellation policy stated on reverse side. I hereby authorize Trike Property Management to obtain any credit reports, information from my employer or landlord or any information it deems necessary for the purpose of evaluating this application.

Signature of Applicant: _____ Date: _____
 Signature of Landlord: _____ Date: _____

TENANT NAMES

UNIT ADDRESS

MOVE-IN DATE

Physical Address

6519 W. Greenfield
West Allis, WI 53214

Mailing Address

PO Box 11159
Milwaukee, WI 53211



Phone

414-332-5500

FAX

414-332-5511

Email & Website

www.trikepm.com
See Contact Page

We are an equal opportunity housing provider and do not discriminate on the basis of race, color, national origin, ancestry, sex, familial status, marital status, lawful source of income, handicap, sexual orientation or age.

RENTAL APPLICATION GUIDELINES

1. To qualify the applicants combined GROSS income must be at least 3 times the rent.
2. Applicant must produce a picture I.D. as proof of identification and be at least 18 years of age or older.
3. Applicant must submit a signed and fully completed rental application including all names and phone numbers.
4. Co-signers, payees or guarantors not permitted without a notarized written request from co-signer or guarantor.
5. Occupancy is limited to two persons per bedroom based upon size.
Efficiency or Studio Apt: Limited to 2 occupants. 2 Bedroom Apartment: Limited to 4 occupants*
1 Bedroom Apartment: Limited to 2 occupants. 3 Bedroom Apartment: Limited to 6 occupants*
*(Please note, no more than 3 unrelated parties may occupy one premises - per city ordinances)
6. Proof of lawful source of income must be supported by current documentation at time of application.
7. If any eviction or criminal activity involving applicant becomes known to TrikeProperty Management.
8. Rental unit may not be sublet.
9. Applicant may be denied if application does not meet these rental application guidelines.

TO BE READ BY APPLICANT BEFORE SIGNING

Trike Property Management Apartment Cancellation / Mitigation Policy

If an application is denied or rejected any payment made by check, less a fee to cover the cost of the credit check per applicant, will be returned by mail 30 days after the deposit date of that check. Any cash payments made, less a fee to cover the cost of the credit check per applicant, will be returned by mail within 5 days of rejection in the form of a check. After cancellation by tenant the landlord will attempt to mitigate damages by means of advertising or otherwise. If the landlord is unsuccessful in their attempt to mitigate the damages any and all monies or deposits paid by tenant, will be forfeited in full regardless of the amount of time that has passed since original date of application. In addition, if the applicant decides not to occupy the premises that they applied for, then all rent and deposits received with rental application as well as any additional payment(s) made at any later date(s), will be forfeited in full. NO REFUND at all if approved application is canceled by tenant and the landlord is unsuccessful in their attempted to mitigate damages.

ATCP 134.05 Earnest money deposits and credit check fees.

(3) WITHHOLDING AN EARNEST MONEY DEPOSIT.

(a) A landlord may withhold from a properly accepted earnest money deposit if the prospective tenant fails to enter into a rental agreement after being approved for tenancy, unless the landlord has significantly altered the rental terms previously disclosed to the tenant.

(b) A landlord may withhold from an earnest money deposit, under par. (a), an amount sufficient to compensate the landlord for actual costs and damages incurred because of the prospective tenant's failure to enter into a rental agreement. The landlord may not withhold for lost rents unless the landlord has made a reasonable effort to mitigate those losses, as provided under s. 704.29, Stats.

I hereby apply for rental as described on the reverse side and have read and understood all rules, guidelines and policies stated herein and agree to abide with all of the above and I confirm that all statements made here are true. Furthermore I hereby authorize Trike Property Management to obtain a consumer report, and any other information it deems necessary, for the purpose of evaluating my application. I understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment/salary details, vehicle records, licensing records, and/or any other necessary information. I hereby expressly release Trike Property Management, and any procurer or furnisher of information, from any liability what-so-ever in the use, procurement or furnishing of such information, and understand that my application information may be provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies. In addition I hereby understand if this application is denied that I/we the applicant/s will be responsible for any and all cost incurred in obtaining the above mentioned reports and/or information.