



Rent Application Guidelines & Procedures

1. Applicant is required to have an income of at least 3 times the rent.
2. Applicant may be denied based upon credit score or payment history.
3. Applicant must produce a picture I.D. as proof of identification.
4. Applicant must submit a signed and fully completed rental application including all contact names and phone numbers.
5. Co-signers or guarantors not permitted without a notarized written request from co-signer or guarantor. Co-signers must abide by all rental application guidelines and procedures prior to approval of any applicant.
6. Occupancy is limited to two persons per bedroom based upon size.
Therefore apartment sizes are restricted to the corresponding number of occupants as follows:

Efficiency or Studio	limited to 2 occupants
1 Bedroom Apartment	limited to 2 occupants
2 Bedroom Apartment	limited to 4 occupants
3 Bedroom Apartment	limited to 6 occupants
7. Proof of any lawful source of income must be supported by current documentation at time of application.
8. If any eviction or criminal activity becomes known to Trike Property Management or appears on applicant's verification report or credit check.
9. No accepted applicant for rental will receive keys to any dwelling until a full security deposit which is equal to that of one month's rent and first month's rent is received in full.
10. Trike Property Management abides by the Fair Housing Amendment Act which identifies "Protected Classes" from race, color, religion, sex, national origin to "family status" and "handicap". And as directed by the State of Wisconsin from sexual orientation, lawful source of income, marital status, age and ancestry.

Rent To Income Ratio (RIR)

Applicant's gross income must be a at least 3 times the rent applied for:

If the rent is \$475.00, the applicant must be making at least \$1,425.00 gross each month.
If the rent is \$500.00, the applicant must be making at least \$1,500.00 gross each month.
If the rent is \$525.00, the applicant must be making at least \$1,575.00 gross each month.
If the rent is \$550.00, the applicant must be making at least \$1,650.00 gross each month.
If the rent is \$575.00, the applicant must be making at least \$1,725.00 gross each month.
If the rent is \$600.00, the applicant must be making at least \$1,800.00 gross each month.
If the rent is \$625.00, the applicant must be making at least \$1,875.00 gross each month.
If the rent is \$650.00, the applicant must be making at least \$1,950.00 gross each month.
If the rent is \$675.00, the applicant must be making at least \$2,025.00 gross each month.
If the rent is \$700.00, the applicant must be making at least \$2,100.00 gross each month.
If the rent is \$725.00, the applicant must be making at least \$2,175.00 gross each month.
If the rent is \$750.00, the applicant must be making at least \$2,250.00 gross each month.
If the rent is \$775.00, the applicant must be making at least \$2,325.00 gross each month.
If the rent is \$800.00, the applicant must be making at least \$2,400.00 gross each month.
If the rent is \$825.00, the applicant must be making at least \$2,475.00 gross each month.
If the rent is \$850.00, the applicant must be making at least \$2,550.00 gross each month.
If the rent is \$875.00, the applicant must be making at least \$2,625.00 gross each month.
If the rent is \$900.00, the applicant must be making at least \$2,700.00 gross each month.
If the rent is \$925.00, the applicant must be making at least \$2,775.00 gross each month.
If the rent is \$950.00, the applicant must be making at least \$2,850.00 gross each month.
If the rent is \$975.00, the applicant must be making at least \$2,925.00 gross each month.
If the rent is \$1,000.00, the applicant must be making at least \$3,000.00 gross each month.
If the rent is \$1,025.00, the applicant must be making at least \$3,075.00 gross each month.
If the rent is \$1,050.00, the applicant must be making at least \$3,150.00 gross each month.
If the rent is \$1,075.00, the applicant must be making at least \$3,225.00 gross each month.
If the rent is \$1,100.00, the applicant must be making at least \$3,300.00 gross each month.

SOME RESTRICTIONS APPLY

Trike Property Management Apartment Cancellation Policy

If an application is **denied or rejected** any payment made by check, less \$25.00 per applicant, will be returned by mail 30 days after the deposit date of that check. Any cash payments made, less \$25.00 per applicant, will be returned by mail within 5 days of rejection in the form of a check. All apartment **cancellations by tenant** once application is signed and submitted by applicant, 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 payments made at any later dates, will be forfeited in full. **NO REFUND** at all if approved application is canceled by tenant.