

Application for Residency – Lakepoint Commons

We subscribe to all federal, state and local fair housing laws. This is not a lease or a rental agreement.
Each adult applicant (+18 yrs) must complete and submit a separate application.
Application must be completed in full and signed. Falsification of information is grounds for denial.

Return application to Landlord via email, fax, mail or hand delivery to:

Twentieth Century Markets, Inc.
c/o The Fiore Companies, Inc.
150 E. Gilman Street, Suite 1600, Madison, WI 53703
Phone (608) 255-5060 • Fax (608) 255-8780
apartments@fioreco.com
www.fiorecompanies.com

Apartment Unit Information

The undersigned hereby makes application to rent an unfurnished apartment located at 2705 University Avenue, Madison, Wisconsin 53705 as follows:

Size (check one): Studio:___ One-Bedroom:___ Loft (1-Bedroom + Loft Bedroom):___ Apt. No. (optional): ___

Monthly Rent: \$_____ Desired Lease Start Date (MM/DD/YY): _____

Security Deposit (1/2 Month's Rent): \$_____ (Due upon signing a lease)

Earnest Money Paid: None Credit Check Fee: None

Pet Fee \$_____ (Cats only, limit 2, \$20.00 per month per cat. Sorry no dogs or exotic pets are allowed)

Garage Parking Stall? Yes___ No___ (\$100.00 per month, limit 1 stall per apartment)

Utility charges included in rent?	Electricity	Heat (electric)	Gas	Hot Water (electric)	Phone, Internet, Cable/Satellite TV	Municipal Water/Sewer	Municipal Trash & Recycling Removal
	No	No	N/A	No	No	Yes	Yes

Household Information

Complete the following for each household member who will occupy the unit at the time of move-in and during the term of the lease.

Name: First, Middle, Last	M/F	Social Security Number	Driver's License Number	Birthdate MM/DD/YY

Where can you be reached?

Cell Phone: _____ Daytime Phone _____ Evening Phone: _____

Email Address: _____

Yes **No**

- _____ _____ 1. Do you expect any additions to the household within the next 12 months? Name and relationship:

- _____ _____ 2. Have you, or any other person named on this application, ever been convicted of a crime related to disturbance of neighbors, destruction of property, drug-related felonious criminal activity or violence to persons or property? Explanation: _____
- _____ _____ 3. Do you have or do you anticipate having any pets? Explanation: _____
- _____ _____ 4. Do you owe past due rent or other monetary obligations to your current landlord or a previous landlord?
- _____ _____ 5. Do you wish to receive a written explanation of denial of tenancy?

Emergency Contact

Name: _____

Address: _____

Cell Phone: _____ Daytime Phone _____ Evening Phone: _____

Relationship to Applicant: _____

Applicant's Rental (or Home Ownership) History

(For the last _____ years)

Have you ever refused to pay rent? ____ Yes ____ No Have you ever been evicted or asked to leave? ____ Yes ____ No

1. **Current Address** (Street, Apt #, City, Zip, Country): _____

Rent (or Mortgage) Amount _____ From (date): _____ To (date): _____

Landlord/Lender's Name: _____ Address: _____

Phone: _____ Fax: _____

2. **Prior Address** (Street, Apt #, City, Zip): _____

Rent (or Mortgage) Amount: _____ From (date): _____ To (date): _____

Landlord/Lender's Name: _____ Address: _____

Phone: _____ Fax: _____

Applicant's Vehicle Information

Car #1 Primary Driver's Name: _____

Make/Model/Year/Color: _____

License Plate #: _____

Car #2 Primary Driver's Name: _____

Make/Model/Year/Color: _____

License Plate #: _____

Applicant's Income from Employment

Include all sources of income you want considered in this application.

Place of Employment: _____ How many hours per week? _____

Address: _____

How long have you been employed here? (Give dates.) From: _____ To: _____

Gross Monthly Income: _____ Supervisor's Name: _____ Phone: _____

Place of Employment: _____ How many hours per week? _____

Address: _____

How long have you been employed here? (Give dates.) From: _____ To: _____

Gross Monthly Income: _____ Supervisor's Name: _____ Phone: _____

Add additional employment on a separate sheet if applicable.

Other Sources of Income

Include financial aid such as scholarships, grants, student loans, family/parental support, trust funds, Section 9 Rental Assistance, Social Security, public assistance, W-2, alimony, child support or other type of income you want considered in support of this application:

Source of Income (Name of Person/Agency): _____

Address: _____ Contact Person's Name: _____

Phone: _____ Amount of Income per Month/Year (**circle one**): _____

Source of Income (Name of Person/Agency): _____

Address: _____ Contact Person's Name: _____

Phone: _____ Amount of Income per Month/Year (**circle one**): _____

Self-Employed Applicants: If you are self-employed you will need to provide the following information: Tax returns, business license, bank records and/or vendor names, with addresses and phone numbers for verification. Add additional income information on a separate sheet if applicable.

Applicant's Bank/Credit References

Have you every filed for bankruptcy? _____ Yes _____ No

Bank/Credit Reference	Address and Phone	Type of Account

Signature Clause

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.

I have paid the earnest money deposit and credit check fee indicated on this application. The earnest money will be applied to my security deposit or my first month's rent if the Landlord enters into a lease or rental agreement with me. If this application is approved, and I fail to enter into a lease or rental agreement, the earnest money and subsequent payments may be retained to compensate the Landlord's costs and damages, subject to the Landlord's duty to mitigate. ~~If this application is rejected or withdrawn or if no action is taken by the end of the XXXXX calendar day following receipt of any earnest money, the earnest money and any subsequent payments will be refunded by the end of the next business day. The credit report fee is nonrefundable.~~

I hereby authorize the Landlord and Manager to investigate my credit and financial responsibility, income, rental and eviction history, and the statements made in this application, and to obtain a consumer credit report on me from a consumer reporting agency that compiles and maintains files on consumers on a nationwide basis. My performance under any lease or rental agreement that I may enter into with the Landlord may be reported to such reporting agency.

I acknowledge that the Manager and the agents and employees thereof represent the interests of the Landlord, but they also have a duty to treat all parties fairly and in accordance with fair housing law, and to disclose material adverse facts about the property.

I warrant and represent that I am at least 18 years of age and that all information and answers to the above questions are true and complete to the best of my knowledge. I understand that providing false information or making false statements may be grounds for denial of my application. I also understand that such action may result in criminal penalties. I understand that my occupancy is contingent on meeting management's resident selection criteria.

Applicant's Signature _____
Date

Printed Name: _____