

SACIA REAL ESTATE RENTALS, LLC

2809 East Hamilton Ave. Box 113

Eau Claire, WI 54701

E-Mail: sacia@charter.net

Telephone: 715-832-0133 Fax: 715-833-5388

www.saciarentals.com

**Application Fee:
\$20**



New Occupant Application

Please fill out the application below and return it to us immediately so we can complete the processing of your application. **We do not rent without rental references**

Incomplete applications are not accepted!

Rental Address: _____
(Location of apartment you are interested in renting.)

Please Print:

First Name _____ Initial: _____ Last Name _____

Effective Move in date: _____

Names of others who intend to live with you: _____

E-mail address: _____

Cell Phone Number (_____) _____

Land Line Phone Number (_____) _____

Are you planning to change telephone numbers? Circle telephone number that will be changed.

Birth date: _____

Social Security Number _____

Drivers License #: _____ State: _____

<p>Have you ever been served an eviction notice or been asked to leave the unit you were renting? Yes _____ No _____</p> <p>Have you ever been convicted of a Misdemeanor or Felony? Yes _____ No _____ <i>(Marking yes does not automatically deny you approval.)</i></p> <p>Have you ever intentionally refused to pay your rent? Yes _____ No _____</p> <p>Are You a Student? Yes _____ No _____</p> <p>Year in School: _____ Where: _____ Full or Part time: _____</p> <p><i>If student please fill out permanent address info on back of page.</i></p>
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Employment: *(Leaving this section blank immediately denies your application. You must prove you are able to pay your rent; please read back side.)*

Employer: _____ How long? _____

Human Resources Contact Phone : _____

Monthly Income: _____

Other sources of income: _____

<p>Emergency Contact:</p> <p>Relationship of emergency contact: _____</p> <p>Name: _____ Phone _____ (Area code & number)</p>
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Automobiles:

Vehicle License: _____ State of License: _____

Vehicle Year: _____ Vehicle Make: _____

Vehicle Model: _____ Vehicle Color: _____

<p>Rental History OR Current Address:</p> <p>_____ City _____ State _____ Zip _____</p> <p>Length of stay: _____ Landlord Name: _____</p> <p>Landlord Address : _____ City _____ State _____ Zip _____</p> <p>Landlord Telephone Number:(_____) _____</p> <p>If less than one year, please state reason: _____</p> <p>Previous address: _____</p> <p>Landlord Name _____</p> <p>Telephone: _____</p>

How did you find out about us?

I hereby offer this application for rental consideration of an apartment offered and certify that all the information provided is true and correct. I understand that this is an application to determine eligibility for residence only, and in no way guarantees a lease contract. I give permission for you to contact past landlords, management companies, credit agencies, and any other parties listed. Misrepresentations found after lease signing are grounds for immediate rental termination. I have read and understand/agree to the screening criteria on the reverse page.

YOU MUST SIGN THE FRONT AND BACK SIDE OF THIS FORM!!!!

Applicants Signature: _____

Date: _____

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I understand that pets of any kind are not allowed in the apartment.

Application: We must receive one completed Rental Application from each adult applying (18 years of age or older). **If the completed application contains any omissions (not satisfactorily explained), it will be immediately denied.**

Personal Identification: We require two forms of identification. A photo ID and one other type of ID to be presented with your completed application or upon lease signing.

Rental History: It is your responsibility to provide us with the information necessary to contact your past landlords. We reserve the right to deny your application if, after making a good faith effort, we are unable to verify your rental history. If you owned rather than rented, you will need to furnish Mortgage Company references and proof of title ownership or transfer. Relatives of any kind do not count as rental history.

Background Check: We will do a background check of your credit history and criminal record check on you and any others who will be living in the apartment. The following websites are some we use for background checks; please keep in mind we may use other public or screening service records.

<http://wcca.wicourts.gov/index.xsl> (Wisconsin)

www.iowacourts.state.ia.us/ESAWebApp/selectframe (Iowa)

<https://cch.state.mn.us/common/BCAHome.aspx> (Minnesota)

AmRent, Inc (Credit report and screening service) 1-888-898-6196, P.O. Box 3027 Pittsburgh, PA 15230-3027

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at www.widocoffenders.org or by telephone at 877-234-0085.

Income: We must be able to verify independently the amount and stability of your individual income. For example: through pay stubs, employee/source contact, or tax records. If self employed: business license, tax records, bank records, or a list of client references. For rent assistance applicants, the amount of assistance will be considered part of your monthly income for purposes of figuring the proportion. You may be asked to provide documentation of payments towards any outstanding debts. The proposed rent must be around 30% of your monthly income.

YOU WILL BE DENIED RENTAL IF:

1. You misrepresent any information on the application. If misrepresentations are found after lease is signed, your rental agreement will be terminated.
2. In the past five years you have had a conviction of any type of crime, including but not limited to manufacture, possession, or distribution of controlled substances, that would be considered by owners or management a threat to property or to other residents; peaceful enjoyment of the premises.
3. Your credit check or court records show accounts that are not current. For example, occasional credit records showing payments within (30 to 59) days past due could be acceptable, provided you can justify the circumstances. Records showing payments past (60) days or a judgment against you for financial delinquency is not acceptable.
4. **If you have been evicted during the past five years for late or non-payment of rent or for behavior that includes causing disturbance, threatening other persons, damaging an apartment or other reason, your application will be denied. If a previous landlord reports such behavior, your application will be denied.**
5. Previous landlords, other references listed, or the background check report significant complaint levels of noncompliance activity such as: repeated disturbance of the neighbors peaceful enjoyment of the area, reports of gambling, prostitution, drug dealing, drug manufacturing or possession; reports of violence or threats to landlords or neighbors; allowing persons not on the rental agreement to reside on the premises; failure to give proper notice when vacating.
6. Previous landlords would be disinclined to rent to you again for any other reason pertaining to the behavior of yourself or others allowed on the property during your tenancy.

Earnest Money (security) Deposit: There is earnest money deposit that is conditionally refundable. If you are accepted, that earnest money will be applied to your security deposit (or rent if over required deposit amount). If you withdraw your application after you have been accepted, certain deductions, allowed by law, may be made. Earnest money (security deposit) is required to sign a lease. Apartment will not be held until a lease contract is signed. **Application fee is non-refundable and does not count as earnest money.**

OFFICE USE ONLY: Application fee paid: _____ Payment Form: _____

Students --- Please enter your permanent address below:

Address _____

City, State, Zip _____

YOU MUST SIGN THE FRONT AND BACK SIDE OF THIS FORM!!!!

Applicants Signature: _____

Date: _____