



# APPLICATION FOR RENTAL AGREEMENT

The Applicant Screening Criteria below sets forth both the minimum requirements that must be met in order for your rental application to be accepted and what may cause your application to be denied. Screening criteria is used to assist in the evaluation of each application.

We provide equal housing opportunity; we do not discriminate on the basis of race, color, religion, sex, handicap, national origin, familial status, marital status, sexual orientation, gender identity, lawful source of income, age or ancestry.

## REQUIREMENTS:

1. **APPLICATION:** Each adult eighteen (18) years of age or older must complete a rental application in its entirety. Your application will be denied if all portions are not fully completed. If you misrepresent any information on the rental application your application will be denied.
2. **PERSONAL IDENTIFICATION:** You must provide two (2) valid forms of personal identification. Form one (1); Driver's License, State ID, Passport. Form two (2); Debit or Credit Card, Work ID, School ID, Library Card, Membership card.
3. **RENTAL HISTORY:** You must provide contact information for both your current and prior landlord. Your application will be denied if, after making a good faith effort, your current and prior landlord cannot be contacted to verify your rental history. If your current or prior landlord report that you or your guests or invitees engaged in behavior in violation of your rental agreement including, but not limited to, disturbing the quiet use and enjoyment of the premises by other tenants and/or neighbors, allowing persons not listed on your rental agreement to reside with you, and/or failure to give your landlord proper notice prior to vacating, your application will be denied. If you previously owned a home you must provide contact information for the mortgage company, if applicable, as well as proof of ownership.
4. **PRIOR EVICTIONS:** Your application will be denied if any adult applicants have a court filed eviction on their record(s) from the past 5 years.  
**INCOME:** If you are employed your income must be verifiable. You must provide contact information for any and all employers for any job that you would like to be considered. Your application will be denied if, after making a good faith effort, your employer(s) cannot be contacted to verify your income. You must also provide acceptable written documentation including, but not limited to, the most recent 60 days of paycheck stubs, current award letter from Social Security Administration. If self-employed, a business license, tax records, and the most recent bank statement.  
**Total take home income needs to be at least three times the amount of the rent in order to qualify.**
5. **FINANCIAL BACKGROUND:** Your application will be denied if a money judgment has been entered against you within the last five (5) years and you have not satisfied the judgment by paying all monies owed.
6. **CRIMINAL CONVICTIONS:** If you have been convicted of manufacturing or distributing a controlled substance as defined in sec. 102 of the Controlled Substances Act (21 U. S. C. 802) your application will be denied. If you have been convicted of any other crime that shows a demonstrable risk to tenant safety and/or property within the past six (6) years your application may be denied after consideration of the nature and severity of the crime and the amount of time that has passed since the criminal conduct occurred. Additional factors may also be considered on a case by case basis. You should provide any mitigating information or documentation that you would like to be considered regarding any prior conviction along with your application.

## I HAVE READ AND UNDERSTAND THE SCREENING CRITERIA

Applicant Signature

Date

For Office Use:

Date:

Time of Completed App:

Initials:

Property:

Second Time Around Realty Inc.  
3121 W. Wisconsin Ave, Ste 3  
Milwaukee, WI 53208  
[www.secondtimearoundrealty.com](http://www.secondtimearoundrealty.com)



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Milwaukee Rental Email: [secondtimearoundrealty@yahoo.com](mailto:secondtimearoundrealty@yahoo.com)

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Main Application

Co-Application

Property Applying For:

RENTAL HISTORY				
FIRST NAME	MIDDLE	LAST NAME		DOB
CURRENT ADDRESS			CITY	STATE/ZIP
EMAIL			PHONE	
PRESENT LANDLORD	ADDRESS	PHONE	DATES RENTED MM/YY	RENT \$
			—	
PRIOR LANDLORD	ADDRESS	PHONE	DATES RENTED MM/YY	RENT \$
			—	
EMPLOYMENT				
CURRENT EMPLOYER		TAKE HOME PAY/MONTH	YEARS EMPLOYED	POSITION
EMPLOYER ADDRESS		CITY/STATE	PHONE	
PRIOR EMPLOYER		TAKE HOME PAY/MONTH	YEARS EMPLOYED	POSITION
EMPLOYER ADDRESS		CITY/STATE	PHONE	
OTHER INCOME – LIST ANY OTHER INCOME FROM NON-EMPLOYMENT SOURCES				
AMOUNT	WEEKLY	MONTHLY	SOURCE	
AMOUNT	WEEKLY	MONTHLY	SOURCE	

## MINOR OCCUPANTS/DEPENDENTS

NAME	RELATIONSHIP TO APPLICANT	DATE OF BIRTH
NAME	RELATIONSHIP TO APPLICANT	DATE OF BIRTH
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NAME	RELATIONSHIP TO APPLICANT	DATE OF BIRTH
NAME	RELATIONSHIP TO APPLICANT	DATE OF BIRTH
NAME	RELATIONSHIP TO APPLICANT	DATE OF BIRTH

ADDITIONAL INFORMATION			
VEHICLE MAKE/MODEL	COLOR	LICENSE PLATE #	STATE ISSUED:
VEHICLE MAKE/MODEL	COLOR	LICENSE PLATE #	STATE ISSUED:
EMERGENCY CONTACT	RELATIONSHIP TO APPLICANT	PHONE	

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July 20, 2020



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## DISCLOSURES

**Lead Paint** - Every renter/buyer of any interest in residential and real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real estate is required to provide the renter/buyer with any information on lead-based paint hazards from risk assessments or inspection in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Do you receive Rent Assistance? Yes      No

If yes, voucher amount \$

Award letter provided? Yes      No

Do you receive food share? Yes      No

If yes, voucher amount \$

Award letter provided? Yes      No

Desired Move In Date:

Please answer the following questions:

- Are you known by any other name(s)?

List:

- Have you been convicted for the illegal manufacture or distribution of a controlled substance? YES      NO

## **CERIFICATION AND AGREEMENT - Please read carefully!**

I represent that the information provided is true and correct to the best of my knowledge. I understand that, if my application is accepted, any false statements on, or omissions from this application may result in eviction. Landlord is authorized to investigate my personal history, previous rental history, financial and credit record through any investigation agency or bureaus of Landlord's choosing. I understand Landlord may also use state court records and the sex offender registry. I understand that a security deposit will be returned if my application is not accepted; however, a credit check fee, if any, is non- refundable. I acknowledge that I have been given copies of the Rental Agreement, Rules and Regulations, and Nonstandard Rental Provisions (if applicable). I understand that the Premises is limited to the use and occupancy of the Applicant and Minor Occupants/Dependents as listed on this application, without any right by the Tenant to sublet or assign any portion of the Premises without Landlord's written consent.

\_\_\_\_\_  
**Applicant Signature**

\_\_\_\_\_  
**Date**

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