

# MIDLAND RENTAL - TENANT APPLICATION

Building Address: \_\_\_\_\_ Rent: \$ \_\_\_\_\_

Security Deposit: \$ \_\_\_\_\_ (variable - see approval requirements) Lease Dates: \_\_\_\_\_

Please indicate types of Pets that shall be residing within the unit (if applicable): \_\_\_\_\_  
(Note: See back of application for locations in which pets are allowed. A \$200 pet deposit is required to be paid upon move-in.)

## APPLICANT INFORMATION:

First Name MI Last Name Social Security Number Birth Date

Current Street Address City State Zip Dates lived there

Previous Street Address City State Zip Dates lived there

Current Landlord Name & Phone Number Previous Landlord Name and Phone Number

Employed By: \_\_\_\_\_ Position: \_\_\_\_\_ How Long? \_\_\_\_\_

Supervisor / Human Resources Contact: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Applicants Gross Income: \$ \_\_\_\_\_ Per (circle one) Hour / Week / Bi-Weekly / Month / Year

Other source of income other than above, if you wish for it to be considered: \_\_\_\_\_

Drivers License #: \_\_\_\_\_ Vehicle Year/Make: \_\_\_\_\_ License Plate: \_\_\_\_\_

List names and birth date of all minor occupants (under 18yo) to reside in this rental unit with you. Please note that any person over the age of 18 must fill out a separate application and be approved per our guidelines resulting in joint tenancy.

Name:	Birth Date:
_____	_____
_____	_____
_____	_____

## APPLICATION / DEPOSIT POLICY:

An earnest money deposit of \$200.00 is due with the application to secure the unit for which you are applying. Please make your check payable to: MIDLAND RENTAL. This application is not a rental agreement, contract or lease.

Receipt in the sum of \$ \_\_\_\_\_ is hereby acknowledged. The \$200 earnest money deposit is to be returned to the undersigned if the application is not accepted. If accepted, this sum will be applied to the security deposit. Upon move-in, the applicant agrees to pay the balance of the security deposit and pet deposit (if applicable), plus the first month's rent. If you do not enter into a lease, this deposit will be forfeited!

- All applications are subject to the approval of the owners or managing agent. (See guidelines for approval on the reverse side of this application.) The applicant consents to a routine inquiry of references, credit agencies and a criminal background check. This inquiry will provide information concerning the applicants' creditworthiness and reliability. Please note that while providing a Social Security number is optional, failure to obtain a credit report to determine creditworthiness can result in denial of this application.
- Do you wish to be notified in writing if your application has been denied?  Yes  No

Applicants Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Home/Cell Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Owner or Agents Signature: \_\_\_\_\_ Date: \_\_\_\_\_



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## TENANT APPLICATION POLICIES AND APPROVAL REQUIREMENTS

The following policies and application approval requirements have been established for all Midland Rental applicants. If you have any questions, you may contact Midland Rental at (608) 845-3470.

### Who is responsible for the utilities?

- ◆ Payment of all utilities is the responsibility of the tenant. This includes gas, electric, water & sewer.

### What are your pet policies?

- ◆ Manchester Townhomes (McKee Road) = No pets allowed.
  - ◆ Raymond Ridge Townhomes (Raymond Road) = No pets allowed.
  - ◆ Scenic View Townhomes (Chester Drive) = No pets allowed in most buildings. We will allow a maximum of 2 Cats in buildings with the following addresses: 6817, 6825, 6901, 6909, 6917, and 6925. No Exceptions.
  - ◆ Tottenham Townhomes (Tottenham Rd., Singleton Ct., N. Wickham Ct.) = Maximum of 2 Cats allowed.
  - ◆ Duplexes (all locations) = Maximum of 1 Dog & 2 Cats allowed.
- Please note that an additional deposit of \$200.00 is required as a pet deposit. The deposit is refundable provided the unit is in good condition upon vacating.

### What are the qualifications to rent from Midland Rental?

All applicants must jointly meet **ALL** of the following minimum criteria:

#### Income:

- ◆ Your combined gross income is at least three times the monthly rent

#### Rental History/Mortgage History:

- ◆ You have an excellent rental reference -family/friends are not valid sources for references
- ◆ You have not been evicted from any place of residence
- ◆ If you own a home, you must have on time payments and cannot have a loan in default or foreclosure

#### Credit History:

- ◆ You have no more than 3 unpaid collections, civil judgments and/or profit & loss write-offs on your credit report
- ◆ You do not have any payments in default on your credit report
- ◆ You have not filed bankruptcy within the past two years (2 years of good credit/no collections required since filing)
- ◆ You do not have any collections or civil judgments from previous landlord
- ◆ Midland Rental is unable to obtain a credit report to determine creditworthiness

#### Criminal History:

- ◆ You have not been convicted of a crime involving drugs, disturbance of neighbors, destruction of property or violence to people or property. Such convictions substantiate a threat to the safety of other tenants thus allowing the owner to refuse the applicant under Wis. Stat. §106.50(5m)(d).

**\*\* Any application that does not meet ALL of the above criteria will not be approved. \*\***

### How much will my security deposit be?

- ◆ **Equal to ½ Month's Rent**, if you have an excellent credit report (no late payments/collections) and excellent rental history.
- ◆ **Equal to 1 Month's Rent**, if you have 3 or less unpaid collections; have 6 or less paid collections or have filed bankruptcy more than two years ago.

### Do I need a co-signer?

Midland Rental will accept a co-signer **only** if you do not meet the income requirements. If this is the case and you need a co-signer, then that person will also need to apply & meet all of the above application requirements. The security deposit will be equal to 1 month's rent. **We do not accept co-signers for any credit, criminal or rental/mortgage issues.**

*Midland Rental abides by federal, state, and city fair housing laws and does not discriminate on the basis of race, color, national origin, gender, religion, disability, age (over 18), marital and familial status, lawful source of income, ancestry, sexual orientation, physical appearance, political beliefs, military discharge or student status.*