

Heather ~ Property Manager
608-845-3470
heather@midlandrental.com



Office Hours	
Monday-Thursday	9am-5pm
Friday	9am-1pm
Saturday	Closed
Sunday (by appt. only)	9am-1pm

APPLICATION INFORMATION

- Leases are available for one year.
- We will allow up to 2 adults on a lease - *any person over the age of 18 must be on the lease and must fill out an application to be approved per our guidelines.*
- Security Deposit is variable: Equal to 1/2 Month's rent if you have an excellent credit report (no late payments or collections) and excellent rental history. Equal to 1 Month's rent if you have no rental history; have 3 or less unpaid collections; have 6 or less paid collections or have filed bankruptcy more than two years ago.
- Applications can be submitted to Midland Rental along with the \$200 earnest money deposit to secure the unit. Once the application is approved, then the \$200 is applied as part of your security deposit with the balance being due upon move-in. If your application is denied you will receive the \$200 back.
- Midland Rental is located at 6801-A Chester Drive which is near the intersection of Hwy PD (McKee Rd) and Maple Grove Drive. Our office is open Mon - Thurs 9am-5pm, Friday 9am-1pm and Sun (appt only) 9am-1pm. The office may be closed during these hours if we are with an appointment so you can call ahead or you drop them off at anytime in our drop box outside the office.
- Please refer to the application for all requirements.

UTILITIES

- Tenants are responsible for all utilities (Gas, Electric, Water/Sewer, etc...)
- As a general guideline you can use the following **ESTIMATED** monthly costs for the utilities:
 - 2 Bedroom = \$160 (Est. \$125 Gas/Electric, \$35 Water/Sewer)
 - 3 Bedroom = \$185 (Est. \$145 Gas/Electric, \$40 Water/Sewer)

Please note that these amounts will vary greatly depending on current rates, weather, location and lifestyle.
- For an average cost at a specific address, you may contact the utilities to find out a high/low that the previous tenant has paid.

Alliant Energy (electric)	800-862-6222	www.alliantenergy.com
MG&E (gas) (gas&electric at Manchester)	608-252-7222	www.mge.com
Madison Water Utility (water/sewer)	608-266-4641	

LAUNDRY

- All units have laundry facilities whether the washer/dryer is included in the unit or hook-ups are available to bring in your own washer/dryer. We will provide washer/dryers for an additional \$30/month.

LAWN CARE AND SNOW REMOVAL

- Townhomes = Midland Rental provides both lawn care and snow removal.
- Duplexes = Tenants are responsible for all lawn care and snow removal.

Note: Due to neighborhood covenants, Midland Rental does provide both lawn care and snow removal at the Stonecrest and Midtown Duplexes located on Talc Trail and Broadmoor Street.

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 certain 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.

SCHOOL DISTRICTS

- Most of our properties are in the Madison School District:
 - Huegel Elementary School - 2601 Prairie Rd - (608) 204-3100
 - Olson Elementary School (Stonecrest/Talc Trl only) - 801 Reden Dr - (608) 827-8816
 - Stephens Elementary School (Midtown/Broadmoor St only) - 120 S. Rosa Rd. - (608) 204-1900
 - Toki Middle School - 5606 Russett Road - (608) 204-4740
 - Jefferson Middle School (Midtown/Broadmoor St only) - 101 S. Gammon Rd. - (608) 663-6403
 - Memorial High School - 201 S. Gammon Road - (608) 663-5990

NOTE: Manchester Townhomes (McKee Rd.) are in the Verona School District (608) 845-4300