

ARBOR RIDGE APARTMENTS (55 and Older)

RENTAL APPLICATION

(This is NOT a rental agreement or lease)

J.B.J. Properties
W178 N9912 Rivercrest Drive, Suite 101
Germantown, WI 53022-4645
Phone: 262-255-1800
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For Office Use:

Unit applying for: Bldg # _____ Apt # _____ **Desired move-in date:** _____
Rent Amount _____ / _____ **Security Deposit** _____ **Term of Lease** _____
Pet Rent _____ **Pet Security Deposit** _____ **Short Term Lease Fee** _____

APPLICANT INFORMATION - Each Co-Applicant (named tenant) must complete a separate Rental Application

Applicant's Name _____
First Middle Last
Social Security #*: _____ Date Of Birth*: _____/_____/_____
Driver's License #*: _____ Proof of age required
Home Phone #: (_____) _____ Work Phone #: (_____) _____
Mobile Phone #: (_____) _____ E-mail: _____

*For credit report access only.

RENTAL HISTORY (For the last 3 years)

Present Address: _____
Street Apt. # City State Zip
Monthly Rent: \$ _____ (If own home – N/A) Dates Of Residency: From _____ to _____
Present Landlord: _____ Reason for moving _____
Phone #: (_____) _____ Fax #: (_____) _____

Past Address: _____
Street Apt. # City State Zip
Monthly Rent: \$ _____ (If own home – N/A) Dates Of Residency: From _____ to _____
Past Landlord: _____ Reason for moving _____
Phone #: (_____) _____ Fax #: (_____) _____
Have you ever failed to pay rent when due? YES _____ NO _____
Have you ever been evicted? YES _____ NO _____

EMPLOYMENT & INCOME INFORMATION

Employer: _____ Start Date: _____
Address: _____
Position: _____ Gross Monthly Income: \$ _____
Employment Verification Contact: _____
Phone #: (_____) _____ Fax #: (_____) _____

Other Sources of Income: If you have other legal sources of income you would like us to consider, please list the income amount, source, and person we may contact for verification. You do NOT have to reveal alimony, child support or spouse's annual income unless you want it considered in this application. Please attach supporting documentation for other income sources or phone number to contact.

Social Security: _____ Monthly Gross: \$ _____
Pensions: _____ Monthly Gross: \$ _____
Annuities: _____ Monthly Gross: \$ _____
Trusts: _____ Monthly Gross: \$ _____
Other: _____ Monthly Gross: \$ _____

VEHICLE INFORMATION

Year, Make, & Model: _____ Plate # & State: _____
Year, Make, & Model: _____ Plate # & State: _____

EMERGENCY CONTACT OR PERSONAL REPRESENTATIVE

Name (s): _____ Relationship: _____
Address & Phone #: _____

PETS

1. Dog Cat Breed: _____ Weight: _____
2. Dog Cat Breed: _____ Weight: _____

*Up to two animals are allowed Cats or dogs are accepted at this location with additional pet fees and restrictions.

ADVERTISING INFORMATION

How did you hear about our apartment? If a rental magazine, please note which one. _____
Were you referred by current resident? Yes ___ No ___ Name of current Resident _____

DISCLOSURES & REQUIREMENTS

The purpose of this application is to determine whether I qualify as a Lessee. If my application is approved, the Lessor and I shall sign a written lease or rental agreement. The Lessor and I have no rental agreement until the time that the lease or written rental agreement is signed.

My rental of said premises is to be limited to use and occupancy by family of size, age and description above without any right on my part to sublet all or any of said premises. This application is subject to the approval of the Lessor or Lessor's agent.

I hereby authorize J.B.J. Properties, a division of J.B.J. Companies, Inc. to investigate my credit and financial responsibility, income, rental, eviction history, criminal background and the statements made in this application. I authorize a consumer credit report and criminal background check on me from a consumer reporting agency that complies and maintains files on consumers on a nationwide basis. My performance under any lease or rental agreement that I may enter into with the Lessor may be reported to such reporting agency. Any decision based on arrest record or conviction record will be made in compliance with applicable federal, state, and local laws. I acknowledge that Arbor Ridge Apartments is a non-smoking facility and no smoking is allowed in the building.

I acknowledge that the Manager and the agents and employees thereof represent the interests of J.B.J. Properties, a division of J.B.J. Companies, Inc., 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 55 years of age (or that at least one applicant in the unit is at least 55 years of age) and that all statements herein are true and correct, to the best of my knowledge. **I have included a copy of a driver's license, birth certificate or passport for verification.**

I acknowledge that a non-refundable processing fee, in the amount of \$20.00 per person, and a \$100.00 application deposit per apartment has been submitted with this application. The processing fee and application deposit cannot be combined on one check. The \$100.00 application deposit will be applied toward the security deposit upon acceptance and is refundable if application is rejected. If applicant is approved and applicant cancels or fails to sign the lease within 7 days from acceptance, the \$100.00 application deposit will be forfeited and the apartment will no longer be held for applicant. **A copy of the lease is available for review at J.B.J. Properties Office.**

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 <http://www.widocoffenders.org> or by phone at (877) 234-0085.

I understand and have retained a copy of the application, rental disclosure, and requirements that were provided to me.

Print Name: _____

Signature of Applicant: _____ **Date:** _____

FOR OFFICE USE ONLY Cash ___ Received \$20.00 processing fee: Yes ___ No ___
Cash ___ Received \$100 app deposit: Yes ___ No ___ Leasing Agent _____
Birth certificate ___ Drivers License ___ Passport ___

Credit Report: _____

Rental: _____

Income: _____

Accepted: _____ Denied: _____ Cosigner: _____

Notified: _____