

Wimmer Communities Rental Apartment Application
CENTENNIAL SENIOR APARTMENTS - 400 E Centennial Dr., Oak Creek, WI 53154

Wimmer Communities Corporate Office - 5300 S. 108th St., Suite 1, Hales Corners, WI 53130, Phone: 414-529-3900



\$20 Nonrefundable Credit Check Fee from each applicant (including co-signors) required with application for all persons residing in the apartment 55 and over. All application fees should be money order or cashier's check.

Resident _____ Co-Signor _____

APPLYING FOR APARTMENT HOME LOCATED AT

Address/Apt #: _____ Monthly Rent Amount: \$ _____
 Requested Move-in Date: _____ Lease Start Date: _____ Lease Term: _____

APPLICANT INFORMATION

Last Name: _____ First Name: _____ Middle Initial: _____
 SS#: _____ Driver's License #/State: _____ DOB: _____
 Home Phone #: _____ Work Phone #: _____ Cell Phone #: _____
 Email Address: _____

RESIDENCE INFORMATION

Current Address: _____
 City: _____ State: _____ Zip: _____
 Monthly Payment: _____ Is your current rent paid to date? _____ Have you given legal written notice to vacate? _____
 Reason for vacating your current residence: _____
 Did you receive your security deposit back? _____ Move-in Date: _____ Move-out Date: _____
 Landlord/Mortgage Holder Name/Address/Phone: _____
 Previous Address: _____
 City: _____ State: _____ Zip: _____
 Reason for vacating: _____
 Did you receive your full security deposit back? _____ Move-in Date: _____ Move-out Date: _____
 Landlord/Mortgage Holder Name/Address/Phone: _____
 Have you ever been evicted or requested to vacate? _____

EMPLOYMENT INFORMATION

Student? Yes _____ No _____ If yes, Name of College Attending or Prospective College: _____
 Employer Name/Address: _____
 Supervisor Name/Phone: _____
 Title: _____ Income/Gross Per MONTH: \$ _____ Length of Employment: _____
 Work Email Address: _____
 Previous Employer Name/Address: _____
 Supervisor Name/Phone: _____
 Title: _____ Income/Gross Per MONTH: \$ _____ Length of Employment: _____
 Other Income Source: _____ Gross per MONTH: \$ _____ Verifiable by contacting: _____
 Total Gross Monthly Income: _____

VEHICLE INFORMATION

Make:	Model:	Color:	License Plate/State:	Year:
Make:	Model:	Color:	License Plate/State:	Year:
Make:	Model:	Color:	License Plate/State:	Year:

List below dependents that will also occupy the apartment.

Name	Date of Birth

Pets

Type, Breed, Weight, Age & Name

Relatives or Friends to Notify in Case of Emergency:

Name: _____ Relationship: _____ Phone: _____
 Name: _____ Relationship: _____ Phone: _____
 Name: _____ Relationship: _____ Phone: _____

Other Information

Have you ever been convicted of a non-traffic related criminal offense? If yes, please explain: _____
 Has a civil judgment ever been filed against you? _____
 How did you learn about our property? _____

Equal Housing Opportunity: It is the policy of Wimmer Communities to lease apartments to the public on a nondiscriminatory basis, without regard to race, religion, creed, color, sex, handicap, familial status, national origin, age, ancestry, sexual orientation, marital status, or lawful source of income. Wimmer Communities practices equal opportunity. The maximum occupancy guideline is two people per bedroom.

Availability: Applications for apartment homes will be accepted on a first come first serve basis and are subject to the availability of apartment types requested.

Qualifying Criteria: In approving an applicant for residency, the criteria listed below must be met for all persons eighteen (18) years and over who will be residing in the apartment, otherwise the application may be rejected.

- Income:** The gross monthly rent of all lease holders will be considered jointly, and must equal three (3) times the market rental rate. If verifiable income and assets are less than required, an approved co-signor will be needed to secure the lease agreement. All lawful sources of income will be verified with employer verbally or by reviewing two current paycheck stubs or an offer letter from a future employer. Self-employment must be verified by most recent tax return.
- Residence:** Present and previous residence must have satisfactory payment history and residency history. An eviction or open judgment by a Landlord or a debt owed to a utility company is reason for automatic application denial. Applicants with no rental history may be required to pay a higher security deposit. All animals are subject to management approval and community policy.
- Credit:** Applicants must have a FICO score that is at least 600 or a co-signor will be needed. All applicants will be provided with a copy of their credit report. An application showing a Chapter 7 or 13 bankruptcy (filed within the past two years), double bankruptcy, large collection balance (\$1,000 or more), or multiple accounts past due will be denied. A Chapter 7 or 13 bankruptcy (filed within past two years) or foreclosure requires an additional security deposit. If an applicant has insufficient credit a co-signor and an additional security deposit will be required.
- Criminal history:** A criminal background check will be conducted on each applicant. An application will be denied for any of the following: felony convictions in the last 20 years; any convictions of a sexual nature, violent crimes against others, arson related offenses, drug related offenses, or unauthorized weapon possession; and matches on the Registered Sex Offender Database. Criminal history will be monitored for the duration of tenancy and may result in the termination of the lease agreement.
- Identification:** A copy of a valid photo I.D. (state issued driver's license, state issued identification card, or passport) must be provided with your application.

According to the State of Wisconsin Statutes, Chapter 704 and Wisconsin Department of Agriculture, Trade & Consumer Protection, Chapter 134, the following required disclosures have been met prior to entering into a rental agreement and/or prior to accepting earnest money or a security deposit.

- Copies of the proposed lease and addenda have been made available for inspection by the applicant.
- The check given for the security deposit shall serve as a receipt of payment.
- The applicant has been advised of the name and address of the person authorized to collect or receive rent, manage and maintain premises, person who can be readily contacted by resident, an owner or agent and address within the state who is authorized to receive rent, make receipt for notices and demands, and at which service of process can be made in person.
- Being advised that there are no uncorrected building and housing code violations for which the landlord has received notice from code enforcement authorities and which affect the dwelling unit and common areas.
- Being advised that the premises contain no conditions adversely affecting habitability.
- That the applicant has been advised of utility charges not included in rent.
- That the applicant has been advised that the resident has seven days after beginning tenancy to inspect the dwelling unit and notify landlord of any damages or defects existing prior to the beginning of tenancy that were not noted on the move-in condition report during the move-in inspection, and that defects not noted within the seven-day period may not be considered to have existed prior to the resident's tenancy.
- Having been advised that security deposits may be withheld for tenant damage, waste, neglect of premises, nonroutine cleaning, nonpayment of rent, late fees, utility services for which Landlord becomes liable, and other reasons clearly agreed upon in writing at the time the lease and addenda is entered into.

Release, Waiver and Indemnity: The undersigned hereby authorizes any and all third parties (i.e., former landlords, existing and former employers, creditors, credit reporting agencies, BK hotline, law enforcement agencies, etc.) having information regarding the undersigned, to disclose to Wimmer Communities (and any of its agents, affiliates and employees) any and all such information that may be requested by Wimmer Communities with respect to its investigation of the suitability of the undersigned for occupancy in a Wimmer Community. Wimmer Communities is expressly authorized to seek and obtain such information. The undersigned hereby waives any and all claims, liabilities, or actions which may exist with respect to any such disclosure and forever releases all such third parties from any liability with respect to such claims.

The term "undersigned" shall mean the party whose signature appears below, together with his or her spouse and all of his or her heirs, successors, assigns and administrators. Additionally, the undersigned applicant hereby declares that the representations of fact in this application are true and correct. Applicant agrees that if any information herein contained is false, the application will be denied and the lease made in the strength of this application may, at the option of the Landlord, be terminated at any time.

Application Denied by Management: If application is denied, Management will mail return of security deposit to applicant within 48 hours of denial. Management is not authorized to discuss credit reports, previous landlord references or employment references with applicant. Application will be denied if information provided is false.

Application Approved by Management: Applicant must sign lease within 48 hours of approval. Time is of the essence. If signed lease is not received by Management within 48 hours, Management will declare the outstanding application and lease null and void, and offer the unit for rental. Security deposit will be kept for rent loss incurred in the event the unit is not rented for the same term.

Applicant/Lessee Does Not Take Occupancy: Even if the approved applicant/lessee does not take occupancy per the lease start occupancy date, Lessee will be responsible for the terms of the lease and current rent payments until the unit is rented.

Rental of said premises is to be limited to personal use only, no business may be conducted from any apartment home.

A \$100 Holding Fee is due with the completed application to reserve an apartment. The Holding Fee is nonrefundable unless the application is denied. A signed lease and security deposit is due within 48 hours of approval or the apartment will be put back on the market. The Holding Fee will be applied to the Security Deposit once the signed lease is received. Initial: _____

I have read, understand and agree to the conditions of this application, and my legal obligation.

Agreed to this _____ day of _____ 20_____.

Applicant Signature _____

Leasing Specialist Signature _____

Date Application Received _____

LEASING OFFICE USE ONLY

Date	Initials	Comments/Notes
Received App. Fee(s)		
Received Holding Fee		
Credit Report Complete		
Background Check		
Employment Check		
Rental History Check		
Property Mngr Approval		
Applicant contacted		
Sec. Dep. Balance Rcvd		
Lease Signing Scheduled		