

# TALLARD APARTMENTS LLC

## APPLICATION FOR TENANCY

Apartment Address: \_\_\_\_\_ Apt. #: \_\_\_\_\_

Monthly Rent (incl. Prompt Payment Discount): \_\_\_\_\_ Full Monthly Rent (w/o PPD): \_\_\_\_\_

Security Deposit is equivalent to one full month's rent. Tenancy Term: August 15, 20 to August 15, 20.  
(complete years for lease term)

Landlord is responsible for the following utilities: \_\_\_\_\_ heat \_\_\_\_\_ electric \_\_\_\_\_ gas \_\_\_\_\_ stove gas only  
(Tenant is responsible for those not marked.)  
\_\_\_\_\_ hot water \_\_\_\_\_ water \_\_\_\_\_ air conditioning

**THIS APPLICATION IS NOT A RENTAL AGREEMENT.**

Name of Applicant: \_\_\_\_\_  
(include middle initial)

Daytime Phone Number: \_\_\_\_\_ Evening Phone Number: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Social Security Number: \_\_\_\_\_ Date of Birth\*: \_\_\_\_\_

\* For credit report access only.

Pets (number and kind): \_\_\_\_\_

HOUSING REFERENCES (Tallard Apartments LLC requires a minimum of one full year's rental history, or an approved co-signer may be required for acceptance.)

1. Present Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Monthly Rent: \_\_\_\_\_

Landlord's Name/Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Date Moved In: \_\_\_\_\_ Date Moved Out: \_\_\_\_\_ Reason for Leaving: \_\_\_\_\_

2. Previous Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Monthly Rent: \_\_\_\_\_

Landlord's Name/Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Date Moved In: \_\_\_\_\_ Date Moved Out: \_\_\_\_\_ Reason for Leaving: \_\_\_\_\_

### INCOME/EMPLOYMENT REFERENCES

Tallard Apartments LLC requires a minimum income standard of three times your total gross monthly income. Exceptions include, but are not limited to, at least one year previous rental history where less than this standard has been met, and rent was paid on time and in full. Less than this requirement may require a co-signer for approval of this application.

Employer: \_\_\_\_\_ Position: \_\_\_\_\_

Supervisor: \_\_\_\_\_ Phone: \_\_\_\_\_ Start Date: \_\_\_\_\_

Average Monthly Income: \_\_\_\_\_

If you have other sources of income you would like us to consider, please list the income amount, source, and person we may contact for verification. You are not required to list alimony, child support, or spouse's annual income unless you want those amounts considered for purposes of this application.

(more on backside)

Source of Income: \_\_\_\_\_ Gross Amount per Month: \_\_\_\_\_

Name for Verification: \_\_\_\_\_ Phone: \_\_\_\_\_

**Applicant's Total Gross Income per Month:** \_\_\_\_\_

**IN CASE OF EMERGENCY CONTACT**

Name: \_\_\_\_\_ Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

**OTHER INFORMATION**

Have you ever been evicted or been served an eviction notice? \_\_\_\_\_ yes \_\_\_\_\_ no  
Are you a smoker? \_\_\_\_\_ yes \_\_\_\_\_ no  
Have you been convicted of a felony in the last three years? \_\_\_\_\_ yes \_\_\_\_\_ no If yes, for what? \_\_\_\_\_  
Do you owe money to a previous landlord? \_\_\_\_\_ yes \_\_\_\_\_ no If yes, who? \_\_\_\_\_  
How did you hear about Tallard Apartments LLC? \_\_\_\_\_

**If you currently live in UW Housing, have less than one year of rental history, or are applying to rent a single bedroom in a house/apartment, complete co-signer information:**

Co-signer Name: \_\_\_\_\_ Relationship to Applicant: \_\_\_\_\_

Address: \_\_\_\_\_ Fax: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Co-signer e-mail address: \_\_\_\_\_

**LANDLORD DISCLOSURES AND REQUIREMENTS – APPLICANT ACKNOWLEDGES HAVING BEEN ADVISED:**

At the time of entering into a rental agreement, the applicant agrees to pay the balance of the security deposit. The applicant consents to a routine inquiry of references, credit, and statements made on this application. This application is subject to the approval of the landlord or agent. ***False, inaccurate or incomplete information may result in the rejection of this application.*** Applicant acknowledges that the Manager and the agents and employees thereof represent the interests of the Landlord, 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.

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

Copies of proposed leases and rules & regulations of the Landlord have been made available to applicant for inspection.

I/we have been given the name and address of the person authorized to receive rent, manage, and maintain the premises, who can be readily contacted, and an owner or agent with an address within the state authorized to receive and receipt for notices and demands, and at which service of process can be made in person.

I/we have been advised of my/our right to inspect the dwelling unit and notify Landlord of any damage or defect that exists before the beginning of my/our tenancy.

I/we have been advised of my/our right to request, in writing, a written list of physical damage and defects, for which the Landlord deducted money from the previous tenant's security deposit.

I/we have been advised of utility charges not included in the rent.

I/we have been advised the Landlord has actual knowledge of the following uncorrected building code or housing code violations that present a significant threat to the prospective tenant's health or safety:

ADVERSE CONDITION:	YES (Explain)	NO
No hot or cold running water		X
Plumbing facilities not in good operating condition		X
Sewage disposal facilities not in good operating condition		X
Unsafe heating facilities not in good operating condition		X
Electrical wiring, outlets, fixtures not in safe operating condition		X
Other		

Security deposits may be withheld only for tenant damages, waste or neglect of the premises, or the non-payment of rent or utility services for which the Landlord becomes liable and other reasons specifically and separately negotiated and agreed to by the Tenant in writing, in a Non-Standard Rental Provision. That a copy of notice of eligibility for rent abatement, if any, which affects the rental unit or common areas has been provided to Tenant.

**A NON-REFUNDABLE** earnest money deposit of \$600 (eff, 1, 2 or 3 BR's), \$800 (4 BR's), \$1,000 (5 & 6 BR's), or \$1,500 (7 BR's and larger) is required to hold an apartment and initiate the lease/rental process. A receipt for any earnest money collected has been given to applicant. All applications are required within 24 hours of putting a hold on an apartment. This deposit will be credited towards the security deposit at the time of lease signing. A lease must be signed within (3) three business days of application approval, or the hold expires, the apartment is remarketed, and the **earnest money is forfeited**. If any application is not accepted, the earnest money deposit will be returned within 21 days. Sublesses are not required to submit an earnest money deposit with Tallard Apartments LLC.

**APPLICANT'S SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

Please return to: Tallard Apartments LLC, 1445 Regent Street, Madison, WI 53711

phone (608) 250-0202 fax (608) 256-5906

[www.tallardapartments.com](http://www.tallardapartments.com)