



# Meadows of Mukwonago, LLC

S39 W27833 Genesee Rd.  
Waukesha, WI 53189  
262-896-1960

## Legend Meadows Complex Apartment Buildings on Private Lake

1251 \_\_\_\_\_ 1305 \_\_\_\_\_  
1325 \_\_\_\_\_ 1333 \_\_\_\_\_  
1341 \_\_\_\_\_

Place me on waiting list for any unit: \_\_\_\_\_

EMAIL: [office@meadowsofmukwonago.com](mailto:office@meadowsofmukwonago.com)

### **ONE APPLICATION & PROOFS OF IDENTIFICATION NEEDED FOR EACH ADULT APPLICANT (18 YEARS OF AGE OR OLDER)**

#### **Applicant:**

We are working to keep our apartments safe and pleasant for our residents. Reasons why an application may be rejected are also listed. We urge you to read this information carefully before you complete an application. Please discuss any questions or need for more information from us. We welcome applications from persons who meet our application standards.

#### **Application Standards:**

**An applicant is any adult person (18 years of age or older) who will live in the apartment full or part-time or who will make, or guarantee rent payments for the persons living in the apartment.**

Persons 18 years of age or older who are expecting to stay in the apartment more than 10 days during the lease year and are a legal dependent of one of the applicants must complete a guest application and be approved. Approvals are based on all our regular background checks except for financial. If not a legal dependent, then a rental application is needed and if approved, this person will be named on the lease.

#### **Incomplete applications will not be considered.**

**1. Each applicant will be required to present two forms of identification. A photo ID and one other type of ID to be presented with your completed application.**

2. On the application, we will ask you to list all income that you want to be considered as part of your monthly income. Income includes salaries, health benefits, and government assistance such as disability and AFDC payments, pensions, and interest income, alimony and child support. Income includes Section 8 assistance.

3. Income: We must be able to verify independently the amount and stability of your income such as through paycheck stubs, employer contact or tax record. If self-employed you will need to provide a business license, two years of tax records, bank records, or a list of client references. If you receive rental assistance, your assistance amount will be included when determining the amount of your income.

4. Applicant should have a successful credit history of 685, (somewhat less if a credit portfolio has not been developed) timely rent payments or home ownership history, no unresolved or open bankruptcies. If you have been evicted from a previous apartment during the past five years due to non-payment of rent, your application will not be accepted. (Alternative: Exceptions may be made when applicant(s) can document that they were evicted because of a roommate's failure to pay rent and/or all the applicant's rental obligations were met.) If you have been evicted during the past five years for behavior that includes causing disturbance, threatening other persons, damaging an apartment etc., your application will be rejected.

Double security deposits and/or co-signers may be required if the applicant's current financial situation has improved from past financial difficulties, credit history is insignificant, or when considering an animal. **Offers of a double security deposit or co-signer from an applicant will not insure acceptance of your application.** Decisions on this item will be made on a case-by-case basis after a complete review and verification of the information on this application.

**Your application will be denied if this form is incomplete, or you misrepresent any information in this application.**

**We check the following information sources:**

- Your credit report record, evictions, total debts, late payments, rent, utility payments, and major judgments against you.
- If rented before, references from two previous landlords, to determine an applicant's rent payment history and behavior. We reserve the right to deny your application if, after making a good faith effort, we are unable to verify your rental history.
- Previous tenancies were without disturbance and lease rules followed.
- Verify current and previous employment and wages (if less than 3 years).

We use public credit records to determine your eligibility to rent. Neither Landlord nor the service companies we use can vouch for the accuracy of the records as they have no control over the records. It is the responsibility of the applicant to check the accuracy of their own public records.

**It normally takes up to 5 business days for us to check an application.) If one of your references or records is difficult to confirm, we may take up to 8 calendar days to verify your application information.**

(Applicant Initials: \_\_\_\_\_)

**APPLICATION & BACKGROUND VERIFICATION FEE PER APPLICANT:**

- **A deposit of \$50.00 (non-refundable) (\$28.00 for credit & info supplied verification + \$22.00 application fee) in the form of a certified check, money order or cash is required with this application to cover costs listed above.** The \$28.00 fee may be waived if you supply us with a current credit report with your credit score from one of the three national reporting agencies (Trans Union, Experian, & Equifax). *(Third party credit reports are not acceptable.)* **The report from the three national reporting agencies listed above cannot be older than 30 days from the date of your application and must include your credit score.**
- The deposit of \$50.00 is not refundable.

**I understand that a sample copy of the rental agreement, nonstandard rental provisions, and rules and regulations are available for my review prior to my completing the application or paying any earnest money deposit.**

**Please complete ONE of the following: (PLEASE PRINT CLEARLY)**

- Please email the lease to: \_\_\_\_\_
- Please mail the lease to: \_\_\_\_\_
- I have reviewed a sample lease & addendum. (Applicant Initials: \_\_\_\_\_)

**I have read and understand the screening and application criteria on page 1 and page 2.**

**Applicant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_  
(please print email clearly)

Sincerely,

*Meadows of Mukwonago, L.L.C.*

# RENTAL APPLICATION

**ONE APPLICATION FOR EACH ADULT APPLICANT (18 YEARS OF AGE OR OLDER).**

You will be denied rental if you misrepresent any information on this application. If misrepresentations are found after a rental agreement is signed, your rental agreement will be terminated.

**Proof of Identification is Required**

Occupancy Date Requested: \_\_\_\_\_

\_\_\_\_\_ Bear Pass, Unit # \_\_\_\_\_ Mukwonago WI 53149

Monthly Rent Amount: \_\_\_\_\_

Security Deposit Amount \_\_\_\_\_ (depending on credit history if accepted may be 1 or more month's rent)

Lease Term: 1-year

Landlord Pays: Sewer/Water

Tenant pays: Electric/phone/cable/etc.

## PERSONAL INFORMATION

Applicant's Full Name \_\_\_\_\_  
(First – Middle – Last)

Maiden Name \_\_\_\_\_

Address \_\_\_\_\_

Date of Birth \_\_\_\_\_

Soc. Sec. No. \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Home Phone \_\_\_\_\_

D. L. No. \_\_\_\_\_ Email: \_\_\_\_\_

Cell Phone \_\_\_\_\_

OTHER RESIDENT(S) UNDER 18 + Relationship	DATE OF BIRTH	SOC. SEC. NO.
_____	_____	_____
_____	_____	_____
_____	_____	_____

## RENTAL HISTORY

Current Address \_\_\_\_\_

How Long? \_\_\_\_\_

Current Landlord \_\_\_\_\_

Phone \_\_\_\_\_

Reason for Moving? \_\_\_\_\_

Rent Amt? \_\_\_\_\_

Previous Address \_\_\_\_\_

How Long? \_\_\_\_\_

Previous Landlord \_\_\_\_\_

Phone \_\_\_\_\_

Reason for Moving? \_\_\_\_\_

Rent Amt? \_\_\_\_\_

## EMPLOYMENT HISTORY

Current Employer \_\_\_\_\_

Starting Date? \_\_\_\_\_

Job Title \_\_\_\_\_

Phone \_\_\_\_\_

Address \_\_\_\_\_

Gross Monthly Income \$ \_\_\_\_\_

Supervisor \_\_\_\_\_ Phone \_\_\_\_\_

Previous Employer \_\_\_\_\_

Starting Date? \_\_\_\_\_

Job Title \_\_\_\_\_

Address \_\_\_\_\_

Gross Monthly Income \$ \_\_\_\_\_

Supervisor \_\_\_\_\_ Phone \_\_\_\_\_

# CREDIT & FINANCIAL INFORMATION

Bank \_\_\_\_\_ City, State \_\_\_\_\_ Type of Account \_\_\_\_\_

Bank \_\_\_\_\_ City, State \_\_\_\_\_ Type of Account \_\_\_\_\_

Credit References (auto loans, loans, credit cards)

Type: \_\_\_\_\_ Creditor: \_\_\_\_\_ Address: \_\_\_\_\_

TTL Amount Owed: \_\_\_\_\_ Monthly Payment Amount: \_\_\_\_\_

Type: \_\_\_\_\_ Creditor: \_\_\_\_\_ Address: \_\_\_\_\_

TTL Amount Owed: \_\_\_\_\_ Monthly Payment Amount: \_\_\_\_\_

## OTHER INFORMATION

Automobiles and Other Vehicles:

Make and Type \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_

Make and Type \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_

Make and Type \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_

Do you smoke (includes E-cigarettes)? Yes \_\_\_\_\_ No \_\_\_\_\_

Do you have any animals? No Yes \_\_\_ If yes, what type and how many?

**In case of personal emergency, notify:**

Name \_\_\_\_\_ Phone \_\_\_\_\_ Relationship \_\_\_\_\_

Address \_\_\_\_\_

Name \_\_\_\_\_ Phone \_\_\_\_\_ Relationship \_\_\_\_\_

Address \_\_\_\_\_

**I hereby apply for rental of premises described as:** \_\_\_\_\_

**Date Required** \_\_\_\_\_

Term of rental \_\_\_\_\_, 20\_\_\_\_ to \_\_\_\_\_, 20\_\_\_\_

**Monthly Rental \$** \_\_\_\_\_

**I enclose the sum of \$50.00 (non-refundable)** (\$28.00 for credit & info supplied verifications + \$22.00 application fee) **Tenant may request in writing, within seven days after delivery of the rental unit, a list of physical damages or defects, if any, charged to the previous tenant's security deposit.**

**I certify that all the information provided in this Application is true and accurate to the best of my knowledge and that my rental agreement may be terminated if I have made any false, misleading or incomplete statements in this application. (Initials: \_\_\_\_\_)**

My rental of said premises is to be limited to use and occupancy by individuals of size and description above without any right on my part to sublet all or any of said premises.

I authorize you to run credit check, verify info provided, and contact any references that I have listed before, during or after my tenancy. (Initials: \_\_\_\_\_)

I authorize verification of the information provided in this application from my credit sources, current & prior landlords, employers and personal references. I acknowledge that I will be furnished copies of the Rental Agreement, Rules & Regulations and Nonstandard Rental Provisions prior to taking occupancy of the unit.

(Initials: \_\_\_\_\_ )

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

**NOTE:** A SECURITY DEPOSIT IS REQUIRED FROM EVERY TENANT AGAINST DAMAGE OR LOSS TO THE PREMISES AND SAID SECURITY DEPOSIT **CANNOT** BE USED FOR THE LAST MONTH'S RENT.