

RIVER GATE

APARTMENTS, LLC

LA CROSSE, WI 54601

4329 MORMON COULEE RD

Phone: 608-787-6303 Fax: 608-788-7960 Email: gta.meghanford@gmail.com



DESIRED MOVE IN DATE: _____

APPLICATION FOR RENTAL AGREEMENT 1 OR 2 BEDROOM(S): _____ DATE: _____

RENTAL HISTORY					
FIRST NAME	MIDDLE	LAST NAME	DRIVERS LICENSE NUMBER	SSN	DOB
CURRENT ADDRESS	CITY	STATE/ZIP	EMAIL	PHONE	
PRESENT LANDLORD	ADDRESS			PHONE	DATES RENTED RENT \$
PRIOR LANDLORD	ADDRESS			PHONE	DATES RENTED RENT \$
PRIOR LANDLORD	ADDRESS			PHONE	DATES RENTED RENT \$
EMPLOYMENT					
CURRENT EMPLOYER			GROSS PAY/MONTH	YEARS EMPLOYED	POSITION
EMPLOYER ADDRESS			CITY/STATE		PHONE
PRIOR EMPLOYER			GROSS PAY/MONTH	YEARS EMPLOYED	POSITION
EMPLOYER ADDRESS			CITY/STATE		PHONE
OTHER INCOME-LIST ANY OTHER INCOME FROM NON-EMPLOYMENT SOURCES					
AMOUNT			SOURCE		
AMOUNT			SOURCE		

**** CO-APPLICANT INFORMATION (ALL OCCUPANTS OVER 18 MUST COMPLETE)

RENTAL HISTORY					
FIRST NAME	MIDDLE	LAST NAME	DRIVERS LICENSE NUMBER	SSN	DOB
CURRENT ADDRESS	CITY	STATE/ZIP	EMAIL	PHONE	
PRESENT LANDLORD	ADDRESS			PHONE	DATES RENTED RENT \$
PRIOR LANDLORD	ADDRESS			PHONE	DATES RENTED RENT \$
PRIOR LANDLORD	ADDRESS			PHONE	DATES RENTED RENT \$
EMPLOYMENT					
CURRENT EMPLOYER			GROSS PAY/MONTH	YEARS EMPLOYED	POSITION
EMPLOYER ADDRESS			CITY/STATE		PHONE
PRIOR EMPLOYER			GROSS PAY/MONTH	YEARS EMPLOYED	POSITION
EMPLOYER ADDRESS			CITY/STATE		PHONE
OTHER INCOME-LIST ANY OTHER INCOME FROM NON-EMPLOYMENT SOURCES					
AMOUNT			SOURCE		
AMOUNT			SOURCE		

MINOR OCCUPANTS/DEPENDENTS		
NAME	RELATIONSHIP TO APPLICANT	DATE OF BIRTH
NAME	RELATIONSHIP TO APPLICANT	DATE OF BIRTH
NAME	RELATIONSHIP TO APPLICANT	DATE OF BIRTH

ADDITIONAL INFORMATION		
DO YOU HAVE PETS? YES / NO	TYPE	HOW MANY?
VEHICLE MAKE/MODEL	COLOR	LICENSE PLATE #
VEHICLE MAKE/MODEL	COLOR	LICENSE PLATE #
EMERGENCY CONTACT	RELATIONSHIP TO APPLICANT	PHONE
ADDRESS	CITY	STATE

THIS APPLICATION MUST BE FULLY COMPLETE. APPLICATIONS WITH RELEVANT ITEMS BLANK WILL NOT BE PROCESSED. APPLICATIONS WITH FRAUDULENT INFORMATION WILL BE REJECTED. IF FRAUDULENT INFORMATION IS DISCOVERED AFTER A RENTAL AGREEMENT IS SIGNED, AN EVICTION WILL BE FILED.

PLEASE ANSWER THE FOLLOWING QUESTIONS (APPLICANT):

- | | | |
|--------------------------|--------------------------|--|
| NO | YES | |
| <input type="checkbox"/> | <input type="checkbox"/> | Known by any other name(s)? List: _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Convicted for the illegal manufacture or distribution of a controlled substance?
Describe: _____
State conviction took place: _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Been evicted or served with a notice of a breach of your lease?
Describe: _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Arrested or convicted of a crime? (A "yes" answer does not automatically disqualify you for tenancy.)
Describe: _____
State arrest or conviction took place: _____ |

PLEASE ANSWER THE FOLLOWING QUESTIONS (CO-APPLICANT):

- | | | |
|--------------------------|--------------------------|--|
| NO | YES | |
| <input type="checkbox"/> | <input type="checkbox"/> | Known by any other name(s)? List: _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Convicted for the illegal manufacture or distribution of a controlled substance?
Describe: _____
State conviction took place: _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Been evicted or served with a notice of a breach of your lease?
Describe: _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Arrested or convicted of a crime? (A "yes" answer does not automatically disqualify you for tenancy.)
Describe: _____
State arrest or conviction took place: _____ |

Policy Statement

All applicants will be accepted or rejected for residency. No person shall be denied occupancy based upon membership in any protected class according to applicable local, state, or federal fair housing laws.

1. Each applicant must be 18 years old or older. If multiple adults will occupy the residence applied for (e.g. roommates), each adult must complete an application.
2. Applicant must provide verifiable evidence of income (e.g. employment history) or assets. Applicant (and any co-applicant) must meet the minimum income/asset threshold.

a. The minimum income threshold is calculated as follows:

$$\frac{\text{Rent}}{\text{Cummulative Income}} \leq 0.40$$

b. The minimum asset threshold is calculated as follows:

$$\frac{\text{Annual Rent}}{\text{Available Liquid Assets}} \leq 0.40$$

3. Applicant's credit report shall reflect a habit of prompt payment of debts and no unsatisfied judgments. If the applicant is not able to provide a satisfactory credit report, a guarantor with a satisfactory credit report may be required.
4. Applicants are required to have excellent payment history and fulfilled all terms of any applicable lease. Rental history must be verifiable.
5. Applicant's record of conviction related to possession or distribution of a controlled substance and/or any violent crime in the past five (5) years may affect approval of the application.
6. All information on the applicant must be completed. Any falsified information will cause the application to be denied. All applicants must provide a current, valid photo identification, which shows the applicant's full name and address.
7. No more than two (2) people can occupy a bedroom within a residency. This policy shall apply to ALL qualified applicants.
8. Tenants who make delinquent rent payments will not be tolerated. Failure to pay rent and/or excessive damage to common areas or residences shall be grounds for eviction. Eviction policies shall be strictly enforced.
9. Any activity (including manufacture or distribution) of a controlled substance on the premises may be grounds for immediate eviction action.

CERTIFICATION AND AGREEMENT - Please read carefully!!- I represent that the information provided is true and correct to the best of my knowledge. I understand that if my application is accepted, any false statements on, or omissions from this application may result in eviction. Landlord is authorized to investigate my personal history, previous rental history, financial and credit record through any investigation agency or bureaus of Landlord's choosing. I understand Landlord may also use state court records and the sex offender registry. I understand that a security deposit, earnest money deposit, if any, will be returned if my application is not accepted; however, a credit check fee, if any, is nonrefundable.

* I UNDERSTAND THAT A SECURITY DEPOSIT, IF PAID TO HOLD AN APARTMENT, IS NON-REFUNDABLE.

APPLICANT SIGNATURE

CO-APPLICANT SIGNATURE

DATE