

RENTAL APPLICATION

Clear Water Real Estate Enterprises LLC

630 Water Street • Eau Claire, WI 54703 • Office: 715-838-2000 • Fax: 715-838-9015 • www.cwree.com

No applications will be considered or verified until each applicant has physically toured the rental unit in question. All valid applicants will get a response via email or telephone once we have received the completed and signed application. Acceptance or denial of applications will be done within three business days of receiving the valid and complete application.

UNIT INFORMATION - This is NOT a lease or a rental agreement

The undersigned hereby makes application to rent the following apartment:

Unit Number _____ Address _____

Lease Term _____ Monthly Rent \$ _____ Security Deposit \$ _____

Earnest Money Paid \$ _____

APPLICANT INFORMATION - Each Adult Applicant Must Complete a Separate Application

Complete the following information for each household member that will occupy the unit at the time of move-in and throughout the term of the lease.

APPLICATION MUST BE COMPLETED IN FULL. FALSIFICATION OF INFORMATION IS GROUNDS FOR DENIAL.

Name (First, Middle, Last) _____

Alias names or maiden name? _____

Home Phone _____ Cell Phone _____ Work phone _____

E-mail _____ Birthdate (mm/dd/yy) _____

Social Security # _____ Drivers License # _____

Vehicle Information

Year _____ Make _____ Model _____ License Plate # _____

Issuing State _____

Please answer the following:

Do you expect any additions to the household within the next 12 months? YES _____ NO _____

Name and Relationship _____

Have you, or any other person named on this application, ever been convicted of a crime? YES _____ NO _____

Explanation _____

Do you have or do you anticipate having any pets? YES _____ NO _____

Explanation _____

Names of Other Persons (Non-Applicants) to Occupy Unit

Name _____ M/F _____ SSN # _____ Birthdate _____

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APPLICANT'S RENTAL HISTORY - For the last four years

Have you ever failed to pay rent when due? YES _____ NO _____

Have you ever been evicted or asked to leave? YES _____ NO _____

CURRENT ADDRESS _____

Rent \$ _____ From (date) _____ To (date) _____

Landlord's Name _____

Address _____

Landlord's Phone # _____ Landlord's Fax # _____

Is Landlord a friend or relative? YES _____ NO _____

PREVIOUS ADDRESS _____

Rent \$ _____ From (date) _____ To (date) _____

Landlord's Name _____

Address _____

Landlord's Phone # _____ Landlord's Fax # _____

Is Landlord a friend or relative? YES _____ NO _____

PREVIOUS ADDRESS _____

Rent \$ _____ From (date) _____ To (date) _____

Landlord's Name _____

Address _____

Landlord's Phone # _____ Landlord's Fax # _____

Is Landlord a friend or relative? YES _____ NO _____

APPLICANT'S EMPLOYER AND INCOME

EMPLOYER _____ Title/Position _____

From (date) _____ To (date) _____ Monthly Pay \$ _____

Contact Person's Name _____ Phone # _____

Address _____

EMPLOYER _____ Title/Position _____

From (date) _____ To (date) _____ Monthly Pay \$ _____

Contact Person's Name _____ Phone # _____

Address _____

CONTINUED

OTHER SOURCES OF INCOME

Monthly Amount _____ Source _____ Contact Person _____
Address of Agency _____ Phone # _____

Monthly Amount _____ Source _____ Contact Person _____
Address of Agency _____ Phone # _____

APPLICANT'S CREDIT REFERENCES

Have you ever filed for bankruptcy? YES _____ NO _____

Credit Reference _____ Type & Account Number _____
Address & Phone # _____

Credit Reference _____ Type & Account Number _____
Address & Phone # _____

DESCRIPTION OF ALL MONTHLY OBLIGATIONS

Description _____ Monthly Payment _____
Company/Individual Name _____

Description _____ Monthly Payment _____
Company/Individual Name _____

Description _____ Monthly Payment _____
Company/Individual Name _____

Description _____ Monthly Payment _____
Company/Individual Name _____

APPLICANT'S EMERGENCY CONTACT INFORMATION

Name (First, Middle, Last) _____ Relationship _____
Home Phone _____ Work Phone _____
Address _____

ADDITIONAL COMMENTS

The space below is provided for any additional comments or information you think may be helpful in consideration of this application:

SIGNATURE CLAUSE: PLEASE READ CAREFULLY AND SIGN BELOW

The purpose of this application is to determine whether I qualify as a Tenant. If my application is approved, Clear Water Real Estate Enterprises LLC, and I shall sign a written lease or rental agreement. Clear Water Real Estate Enterprises LLC, and I have no rental agreement until the time that the lease or written agreement is signed.

I have paid the earnest money deposit and credit report fee indicated on this application. The earnest money deposit will be applied to my security deposit or my first month's rent if Clear Water Real Estate Enterprises LLC, enters into a lease or rental agreement with me. If this application is approved, and I fail to enter into a lease or rental agreement, the earnest money and any sub-sequent payments may be retained to compensate Clear Water Real Estate Enterprises LLC's, costs and damages, subject to Clear Water Real Estate Enterprises LLC's duty to mitigate. The earnest money and any subsequent payments will be refunded to me by the end of the next business day if:(1) this application is rejected, or withdrawn before approval; or (2) if Clear Water Real Estate Enterprises LLC, takes no action on this application by the end of the 21st day following Clear Water Real Estate Enterprises LLC, receipt of the earnest money. The credit report fee is non-refundable.

I hereby authorize Clear Water Real Estate Enterprises LLC, to investigate my credit and financial responsibility, income, rental and eviction history, and the statements made in this application, and to obtain a consumer credit report on me from a consumer reporting agency that compiles and maintains files on consumers on a nationwide basis. My performance under any lease or rental agreement that I may enter into with Clear Water Real Estate Enterprises LLC, may be reported to such a reporting agency.

I acknowledge that the Manager, and the agents and employees thereof represent the interests of Clear Water Real Estate Enterprises LLC, 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 was given the opportunity to review a sample lease or rental agreement, and Clear Water Real Estate Enterprises LLC's Rules and Regulations. I warrant and represent that I am at least 18 years of age and that all statements herein are true and correct, to the best of my knowledge.

NOTICE: You may obtain information about sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us.public/> or by phone at 877-234-0085.

Signature of Applicant _____ Date _____

Please share with us how you found out about this rental unit:

Walk in _____	I was previous tenant _____	I am a current tenant _____
Clear Water website _____	Internet search engine _____	Referral _____
Leader Telegram online ad _____	Leader Telegram Classified ad _____	For Rent sign _____
Building sign _____	Phone Book/Student directory _____	Other _____

CWREE APPLICANT SCREENING

Applicant: Please read carefully before starting your application.

In order to maintain the quality of our neighborhoods, keep our long term tenants, and to avoid possibilities for illegal activity, we use screening procedures to evaluate all prospective tenants before we rent. Our procedures as well as reasons why an applicant may be rejected are listed below.

After you review our criteria and feel you will meet our requirements, please complete our application. We provide equal housing opportunity as we do not discriminate on the basis of: race, color, religion, sex, handicap, national origin, familial status, marital status, sexual orientation, lawful source of income, age, or ancestry.

OUR APPLICATION: One completed application from each adult (18 years or older) intending to live at our rental unit is required. If the completed application contains any omission (exclusion or leaving out information), it will be returned to you. You must provide a valid photo ID, and your social security number and/or evidence of legal U.S. residency if you are not a U.S. citizen. If your application is approved, be prepared to produce your photo ID for a photo copy to be included in your file.

RENTAL HISTORY: It is your responsibility to provide detailed and complete information necessary to contact your present and past landlords. We reserve the right to deny your application if, after making a good faith effort, we are unable to verify your rental history. If you owned your previous home, rather than rented, we may request you to provide us with your mortgage company references and proof of title ownership or transfer.

INCOME: We must be able to verify independently (**for each applicant**) the amount and stability of your income by using recent pay stubs, employer/source contact, or tax records. If **self employed:** business license, tax records, bank records, or a list of client references is required. For **rent assistance applicants**, the amount of assistance will be considered part of your monthly income for purposes of figuring the proportion. **Retirees** may include proceeds from personal funds and IRAs. **At least 28% of applicant's gross monthly income must meet or exceed the total amount of the listed rent and escrow amount.**

EARNEST MONEY IN THE AMOUNT OF THE SECURITY DEPOSIT IS REQUIRED TO HOLD THE PROPERTY WHILE THE INFORMATION ON YOUR APPLICATION IS VERIFIED AND APPROVED. THIS WILL BE RETURNED TO YOU IN THE FORM OF A CHECK ON THE THRID BUSINESS DAY IF YOUR APPLICATION IS DENIED BY OUR OFFICE. FIRST MONTHS RENT IS DUE AT LEASE SIGNING, WHICH MUST BE COMPLETED WITHIN ONE WEEK OF POSTING YOUR DEPOSIT.

CWREE APPLICANT SCREENING

YOU WILL BE DENIED RENTAL IF:

1. You misrepresent any information on the application. If misrepresentations are found after a rental agreement is signed, your rental agreement will be terminated.
2. You have ever been convicted of a sex offense and/or are a registered sex offender.
3. In the last 5 years, you have had a conviction for any type of crime that would be considered a serious threat to real property or to other residents' peaceful enjoyment of the premises, including manufacture or distribution of controlled substances, assault & battery, etc.
4. In the last 3 years, you have been through a court-ordered eviction, or had a judgment against you for financial delinquency.
5. There are any judgments for financial delinquency still outstanding.
6. Previous landlords report significant complaint levels of non compliance activity such as: repeated disturbance of neighbors peaceful enjoyment of the area; reports of gambling, prostitution, drug dealing, or drug manufacturing; reports of violence or threats to landlords or neighbors; allowing persons not on the rental agreement to reside on the premises; failure to give proper notification when vacating the property.
7. Previous landlords would be declined to rent to you again for any other reason pertaining to behavior of yourself, your pets, or others allowed on the property during your tenancy.
8. Your credit check shows accounts that are not current. For example, credit check records showing occasional payments within 30-59 days past due could be acceptable, provided you can justify the circumstances. Records showing late payments past 60 days or a judgment against you for financial delinquency are not acceptable.

I have read and understand the screening criteria. I acknowledge receipt of this form.

Date _____