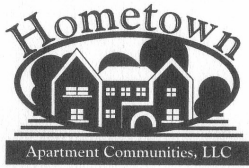


APPLICATION FOR RESIDENCY



HOMETOWN APARTMENT COMMUNITIES

5160 Expo Drive Suite 100

Manitowoc, WI 54220

Phone (920) 682-0066

Fax: (920) 682-4632

www.hometownapartmentcommunities.com

We subscribe to all federal, state & local fair housing laws

This is NOT a lease or a rental agreement.

Landlord: _____ Manager: _____
Address: _____
Phone #: _____

UNIT INFORMATION

The undersigned hereby makes application to rent apartment (Unit Number) _____ located at _____
Monthly Rent: _____ Lease Term: _____ Security Deposit: _____ Credit Check Fee (non-refundable): \$.00

HOUSEHOLD INFORMATION

Each Adult Applicant Must Complete a Separate Application YES NO

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	M/F	Social Security Number	Birth Date: Month/Day/Year

WHERE CAN YOU BE REACHED? Daytime Phone #: _____ Evening Phone #: _____
E-mail Address: _____

YES NO

1. Do you expect any additions to the household within the next 12 months?

____ Name & Relationship: _____

2. Have you, or any other person named on this application, ever been convicted of a crime? Explanation:

____ 3. Do you have or do you anticipate having any pets? Explanation: _____

APPLICANT'S RENTAL HISTORY

[For the Last _____ Years]

Have you ever refused to pay rent? Yes No

Have you ever been evicted or asked to leave? Yes No

1. CURRENT ADDRESS _____

Rent: _____ From (date): _____ To (date): _____

Landlord's Name: _____ Address: _____

Phone #: _____ Fax #: _____

2. PREVIOUS ADDRESS _____

Rent: _____ From (date): _____ To (date): _____

Landlord's Name: _____ Address: _____

Phone #: _____ Fax #: _____

3. PREVIOUS ADDRESS _____

Rent: _____ From (date): _____ To (date): _____

Landlord's Name: _____ Address: _____

Phone #: _____ Fax #: _____

EMERGENCY CONTACT

Name: _____

Address: _____

Phone #: _____ Relationship: _____

VEHICLE INFORMATION

Car # 1: Make/Model/Yr/Color: _____

Plate #: _____ Driver's License #: _____

Car # 2: Make/Model/Yr./Color: _____

Plate #: _____ Driver's License #: _____

APPLICANT'S INCOME/CREDIT: Include all sources of income you want considered in this application.

PLACE OF EMPLOYMENT: _____ How many hours per week? _____

Address: _____

How long have you been employed here? (Give dates): From _____ To: _____

Gross Monthly Income: _____ Supervisor's Name _____ Phone #: (____) _____

PLACE OF EMPLOYMENT: _____ How many hours per week? _____

Address: _____

How long have you been employed here? (Give dates): From _____ To: _____

Gross Monthly Income: _____ Supervisor's Name _____ Phone #: (____) _____

OTHER SOURCES OF INCOME: _____

Other Sources of Income

Will you be receiving any other income that you want considered with this application (e.g., Section 8 Rental Assistance, SSI, Social Security, public assistance, W-2, alimony, child support, savings, trust funds, scholarships, or any other type of income)? If so, please provide the following information for verification.

Source of Income (Name of Agency): _____

Address of Agency: _____

Contact Person's Name: _____ Phone #: (____) _____

Amount of Income _____

Source of Income (Name of Agency): _____

Address of Agency: _____

Contact Person's Name: _____ Phone #: (____) _____

Amount of Income _____

Self Employed Applicants: If you are self employed you will need to provide the following information: Tax returns, business license, bank records and/or vendor names, with addresses and phone numbers for verification.

APPLICANT'S CREDIT REFERENCES

Have you ever filed for bankruptcy? Yes _____ No _____

Credit Reference	Address & Phone #	Type & Account Number

Signature Clause

The purpose of this application is to determine whether I qualify as a tenant. If my application is approved, the Landlord and I shall sign a written lease. I have no rental agreement with the Landlord before the time of the lease signing.

I hereby authorize the Landlord and Manager 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 the Landlord may be reported to such reporting agency.

I acknowledge 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.

I warrant and represent that I am at least 18 years of age and that all information and answers to the above questions are true and complete to the best of my knowledge. I understand that providing false information or making false statements may be grounds for denial of my application. I also understand that such action may result in criminal penalties. I understand that my occupancy is contingent on meeting management's resident selection criteria.

X _____
Signature Date

X _____
Signature Date

LANDLORD DISCLOSURES AND REQUIREMENTS TENANT/APPLICANT ACKNOWLEDGES HAVING BEEN ADVISED:

1. That a copy of the proposed lease and rules and regulations of the landlord have been made available to applicant for inspection.
2. Of the name and address of the person authorized to receive rent, manage, and maintain the premises, who can readily be 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.
3. That I have the right to inspect the dwelling unit and notify the landlord of any damage or defect that exist before the beginning of my tenancy.
4. That I have the right to request, in writing, a written list of the physical damage and defects, for which the landlord deducted money from the previous tenant's security deposit.
5. Of utility charges not included in the rent.

Utility Charges	Electric	Heat	Sewer/Water	Gas	Air Conditioning	Hot Water	Trash Pick-Up
Included in Rent							
Metered Separately							
Cost Allocation*							

6. The uncorrected building and housing code violation notices on the attached list.

7. That the premises contain the following conditions adversely affecting habitability:

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 Capable of Maintaining a Temperature of 67°F		x
Electrical Wiring, Outlets, Fixtures Not in Safe Operating Condition		x

8. Of structural or other conditions in the dwelling unit or premises that present a substantial health or safety hazard, or create an unreasonable risk of personal injury.

9. Landlord promises to repair, clean, or improve the premises as follows by the completion dates noted: _____

10. Security deposits may be withheld only for tenant damages, waste or neglect of the premises or the non-payment of rent, utility services or mobile home parking fees for which the Landlord becomes liable, and other reasons specifically and separately negotiated and agreed to by the tenant in writing other than in a form provision.

X _____
Signature Date

X _____
Signature Date