

RIVER VALLEY PROPERTY MANAGEMENT

2822 London Road, Eau Claire, WI 54701 (715) 833-8888

rvpm.com

APPLICATION FOR RESIDENCY & POLICY STATEMENT

1. A **COMPLETE application** from each adult is required. Management reserves the right to reject any application that is incomplete, falsified, or does not meet the following criteria. This unit will be available until the first qualified applicant(s) signs the lease.
2. **APPLICATION FEE:** There is a \$25.00 non-refundable application fee required per adult for all applicants who will be applying and occupying the premises.
3. **ID REQUIRED.** A driver's license or other government issued identification card with a photo is required. ID will be photocopied.
4. **CREDIT HISTORY:** Applicant(s) credit report shall reflect a habit of prompt payment of debts and no unsatisfied judgments or collections. A co-signer Guarantor may be required in the absence of required credit report.
5. **RENTAL HISTORY.** A good past housing reference will be required. It shall include; a) a record of timely payment of rent, b) record of abiding by management rules; c) record of not disturbing other residents; d) record of showing respect for property.
6. **INCOME REQUIREMENTS:** Applicant shall not pay more than $\frac{1}{4}$ of their monthly income for rent. In exceptional circumstances, such as not other debts, payments, credit record of prompt payment of all debts, $\frac{1}{3}$ of monthly income for rent may be considered. In the absence of appropriate income, a co-signer may guarantee rental payments by signature in person, on lease. Co-signer shall qualify by virtue of credit reference and record of timely payment of debts. Applicants must submit a copy of their most recent employment pay stub or other proof of the source of their monthly income.
7. **CRIMINAL BACKGROUND CHECKS WILL BE RUN ON ALL APPLICANTS:** Anyone with a criminal record in the past 10 years will be denied. No person will be accepted for residency who has a record of: a) disturbance of neighbors, b) violence to persons or destruction of property, c) a drug related crime, d) the manufacture or distribution of a controlled substance or is a user of a controlled substance. Revelation of such use of an illegal substance shall be grounds for eviction.
8. **OCCUPANCY:** No more than two persons per bedroom or no more than three unrelated persons may occupy a unit unless the unit is a licensed rooming house. This policy shall be applied consistently to All qualified applicants, regardless of their membership in any protected class.

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 <http://www.offender.doc.state.wi.us/public/> or by phone at 608-240-5830



RIVER VALLEY PROPERTY MANAGEMENT, LLC
2822 London Road • Eau Claire, WI 54701 • 715-833-8888



Application for Residency

We subscribe to all federal, state and local fair housing laws.

(Please Print) Only applications that are legible and fully completed can be considered!

Property Address: _____ Apt. # _____
Applicant: _____ Current Phone: Day _____ Evening _____
Birth Date: _____ Social Security No. _____
Rent Amount _____ Security Deposit Required _____ Date of Occupancy _____ to _____

All Persons to occupy apartment/house:	Date of Birth	Relationship (If needed to comply with local zoning ordinances)
_____	_____	_____
_____	_____	_____
_____	_____	_____

Do you have or do you anticipate having any pets or pets visiting? No _____ Yes _____ Explanation: _____
This unit is a NO SMOKING unit. Do you or your roommates smoke? No _____ Yes _____
I acknowledge that copies of the lease, rules and addendums have been made available for review. No _____ Yes _____
Have you, or any other person named on this application, ever been convicted for dealing or manufacturing illegal drugs?
Been convicted of damage to property? No _____ Yes _____ Explanation: _____
Have you ever been evicted or asked to leave? No _____ Yes _____ Explanation: _____
Where did you hear about us? _____
Are you currently in the Military? No _____ Yes _____

Housing References:

Present Address _____ City _____ Zip _____
Name of landlord/manager _____
Landlord/manager Phone: Day _____ Evening: _____
Date rented: From _____ to _____ Rent Paid: _____
Reason for leaving: _____

Previous Address _____ City _____ Zip _____
Name of landlord/manager _____
Landlord/manager Phone: Day _____ Evening: _____
Date rented: From _____ to _____ Rent Paid: _____
Reason for leaving: _____

Employment:

Present employer _____ Address _____ Your Work phone _____
How long employed? _____ Position _____ Supervisor _____ Phone _____

Income: Gross monthly income \$ _____ Other income source \$ _____

Automobiles:

Make of auto _____ Year _____ Vehicle lic. no. _____ Driver's lic. no. (state) _____
Make of auto _____ Year _____ Vehicle lic. no. _____ Driver's lic. no. (state) _____

In case of emergency, please notify: Name _____ Relationship _____
City _____ State _____ Zip _____ Phone _____

There is a \$25.00 non-refundable credit check fee. I hereby authorize the Landlord and Manager to investigate my credit and financial responsibility, income, landlord rental reference, eviction history, 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. This application is subject to approval of landlord or landlord's agent.

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 appsdoc.wi.gov/public or by phone at 608-240-5830.

To the best of my knowledge, all the above information is true:

Signature _____ Soc. Security No. _____ Date _____
Email Address _____



RELEASE INFORMATION REQUEST FORM

I hereby authorize the Landlord and/or Manager to investigate my credit and financial responsibility income, landlord rental reference, eviction history, criminal background, statements made on this application, and to obtain a consumer report from a consumer reporting agency that complies and maintains files on consumers on a nationwide basis.

The Federal Fair Credit Reporting Act requires landlords to tell an applicant that a rejection is based on information provided in a credit report. However, the owner cannot disclose any information from the credit report to the applicant. Applicants have the right to contact the credit bureau themselves to obtain there own information.

Signature _____ Date _____
Print Name _____