



## Rental Qualification Standards and Application Guidelines

**Equal Housing Opportunity:** It is the policy of Wimmer Communities to lease apartments to the public on a nondiscriminatory basis, without regard to race, religion, creed, color, sex, handicap, familial status, national origin, age, ancestry, sexual orientation, marital status, or lawful source of income. Wimmer Communities practices equal opportunity. The maximum occupancy guideline is two people per bedroom.

**Availability:** Applications for apartment homes will be accepted on a first come first serve basis and are subject to the availability of apartment types requested.

**Qualifying Criteria:** In approving an applicant for residency, the criteria listed below must be met for all persons eighteen (18) years and over who will be residing in the apartment, otherwise the application may be rejected.

1. **Income:** The gross monthly income of all lease holders will be considered jointly, and must equal three (3) times the rental rate. If verifiable income and assets are less than required, an approved co-signor will be needed to secure the lease agreement. All lawful sources of income will be verified with employer verbally or by reviewing two current paycheck stubs or an offer letter from a future employer. Self-employment must be verified by most recent tax return.
2. **Residence:** Present and previous residence must have satisfactory payment history and residency history. An eviction or open judgment by a Landlord or a debt owed to a utility company is reason for automatic application denial. Applicants with no rental history may be required to pay a higher security deposit. All animals are subject to management approval and community policy.
3. **Credit:** This property uses a 3rd party scoring model to screen credit history. Applicants must have a credit score within the range deemed to be acceptable under the scoring criteria. Applicants falling below this range or applicants with a foreclosure in the past 10 years will be subject to a declined application. An applicant showing a high risk debt or an open Chapter 7 bankruptcy will be denied. An applicant showing an open Chapter 13 bankruptcy will be subject to a higher security deposit.
4. **Criminal history:** Management will consider all household member(s)' criminal conviction records (within the bounds of local, state and federal laws) as part of our resident selection criteria. Management will deny any applicant subject to local, state or federal sex offender registry requirements.
5. **Identification:** A copy of a valid government issued photo I.D. (state issued driver's license, state issued identification card, or passport) must be provided with your application.



According to the State of Wisconsin Statutes, Chapter 704 and Wisconsin Department of Agriculture, Trade & Consumer Protection, Chapter 134, the following required disclosures have been met prior to entering into a rental agreement and/or prior to accepting earnest money or a security deposit.

- Copies of the proposed lease and addenda have been made available for inspection by the applicant.
- The form of payment given for the security deposit shall serve as a receipt of payment.
- The applicant has been advised of the name and address of the person authorized to collect or receive rent, manage and maintain premises, person who can be readily contacted by resident, an owner or agent and address within the state who is authorized to receive rent, make receipt for notices and demands, and at which service of process can be made in person.
- Being advised that there are no uncorrected building and housing code violations for which the landlord has received notice from code enforcement authorities and which affect the dwelling unit and common areas.
- Being advised that the premises contain no conditions adversely affecting habitability.
- That the applicant has been advised of utility charges not included in rent.
- That the applicant has been advised that the resident has seven days after beginning tenancy to inspect the dwelling unit and notify landlord of any damages or defects existing prior to the beginning of tenancy that were not noted on the move-in condition report during the move-in inspection, and that defects not noted within the seven-day period may not be considered to have existed prior to the resident's tenancy.
- Having been advised that security deposits may be withheld for tenant damage, waste, neglect of premises, non-routine cleaning, non-payment of rent, late fees, utility services for which Landlord becomes liable, and other reasons clearly agreed upon in writing at the time the lease and addenda is entered into.

**Release, Waiver and Indemnity:** The undersigned hereby authorizes any and all third parties (i.e., former landlords, existing and former employers, creditors, credit reporting agencies, BK hotline, law enforcement agencies, etc.,) having information regarding the undersigned, to disclose to Wimmer Communities (and any of its agents, affiliates and employees) any and all such information that may be requested by Wimmer Communities with respect to its investigation of the suitability of the undersigned for occupancy in a Wimmer Community. Wimmer Communities is expressly authorized to seek and obtain



such information. The undersigned hereby waives any and all claims, liabilities, or actions which may exist with respect to any such disclosure and forever releases all such third parties from any liability with respect to such claims.

The term "undersigned" shall mean the party whose signature appears below, together with his or her spouse and all of his or her heirs, successors, assigns and administrators.

Additionally, the undersigned applicant hereby declares that the representations of fact in this application are true and correct. Applicant agrees that if any information herein contained is false, the application will be denied and the lease made in the strength of this application may, at the option of the Landlord, be terminated at any time.

**Application Denied by Management:** If application is denied, Management will not charge a non-refundable holding fee or security deposit. Management is not authorized to discuss credit reports, previous landlord references or employment references with applicant. Application will be denied if information provided is false.

**Application Approved by Management:** A signed lease and non-refundable holding fee in the amount of the security deposit is due within 48 hours of approval or the apartment will be put back on the market. The non-refundable holding fee will be applied toward the security deposit upon move-in.

**Applicant/Lessee Does Not Take Occupancy:** Even if the approved applicant/lessee does not take occupancy per the lease start date, Lessee will be responsible for the terms of the lease and current rent payments until the unit is re-rented.

Rental of said premises is to be limited to personal use only, no business may be conducted from any apartment home.