



**STANDARD TENANT APPLICATION**

This in **NOT** a lease or rental agreement.

Munson Realty, Inc.  
1400 Pine Street  
La Crosse, WI 54602  
P. (608) 785-7187  
F. (608) 782-7137

DESIRED ADDRESS: \_\_\_\_\_

MOVE IN DATE: \_\_\_\_\_

**HOUSEHOLD 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 for the term of the lease. **Application MUST be completed in full.** \*Falsification of information is grounds for denial.

NAME	MALE/FEMALE	SOCIAL SECURITY #	BIRTH DATE Month/Day/Year

List maiden name or name(s) used in the past \_\_\_\_\_

List any dependents/children (Social Security # not necessary) \_\_\_\_\_

Where can you be reached? Daytime Telephone: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

YES	NO	
		1. Do you expect any addition to the household within the next 12 months? If so, please list name and relationship:
		2. Have you, or any other person named above, ever been convicted of or currently being charged with a crime? Is so, please explain:
		3. Do you have or do you anticipate having any pets? Is so, please provide type, age and size:
		4. Are you a U.S. citizen?
		5. Have you ever refused to pay rent? If so, please explain:
		6. Have you ever been evicted or asked to leave? If so, please explain:
		7. Have you ever filed bankruptcy?
		8. Have you ever rented from Munson Realty, Inc. before?

How did you hear about Munson Realty, Inc? \_\_\_\_\_

**CURRENT ADDRESS:** \_\_\_\_\_

Rent Amount: \$ \_\_\_\_\_ FROM (DATE): \_\_\_\_\_ TO (DATE): \_\_\_\_\_

Landlord Name: \_\_\_\_\_ Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_ City/Spate/Zip: \_\_\_\_\_

**PREVIOUS ADDRESS:** \_\_\_\_\_

Rent Amount: \$ \_\_\_\_\_ FROM (DATE): \_\_\_\_\_ TO (DATE): \_\_\_\_\_

Landlord Name: \_\_\_\_\_ Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_ City/Spate/Zip: \_\_\_\_\_

**PREVIOUS ADDRESS:** \_\_\_\_\_

Rent Amount: \$ \_\_\_\_\_ FROM (DATE): \_\_\_\_\_ TO (DATE): \_\_\_\_\_

Landlord Name: \_\_\_\_\_ Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_ City/Spate/Zip: \_\_\_\_\_

## EMERGENCY CONTACT

Name: \_\_\_\_\_ Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_ Relationship: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

## VEHICLE INFORMATION

Automobile: Make/Model/Year/Color: \_\_\_\_\_  
License Plate Number: \_\_\_\_\_ Driver's License Number: \_\_\_\_\_

## APPLICANT'S INCOME/CREDIT

(Include all sources of income you want considered in this application)

Place of Employment: \_\_\_\_\_ Position: \_\_\_\_\_ Hours Per Week: \_\_\_\_\_  
Address: \_\_\_\_\_ How long have you been employed here? \_\_\_\_\_  
Supervisor's Name: \_\_\_\_\_ Telephone Number: \_\_\_\_\_ Gross Monthly 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: \_\_\_\_\_ Telephone Number: \_\_\_\_\_  
Contact Person: \_\_\_\_\_ Amount of Income: \_\_\_\_\_

Source of Income (Name of Agency): \_\_\_\_\_  
Address: \_\_\_\_\_ Telephone Number: \_\_\_\_\_  
Contact Person: \_\_\_\_\_ 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 telephone numbers for verification.

## 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/or Manager to investigate my credit and financial responsibility, income, rental and 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 nation-wide basis. My performance under any lease or rental agreement that I may enter into with the Landlord may be reported to such a reporting agency.

I acknowledge that the Manager, agents and employees thereof represent the interests of the Landlord, but they also have a duty to treat all parties fairly 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.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

## LANDLORD DISCLOSURES AND REQUIREMENTS

Tenant/Applicant Acknowledges Having Been Advised:

-A copy of the proposed lease and rules/regulations of the Landlord are available to applicant for future inspection.

-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 damages, and at which service of process can be made in person.

-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.

-I have the right to request, in writing, a list of the physical damage and defects, for which the Landlord deducted money from the previous tenant's security deposit.

-Security deposits may be withheld only for tenant damages, waste or neglect of the premises or the non-payment of rent, utility services 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.

-Notice relating to availability of information relating to the sex offender registry and persons registry with the sex offender registry.

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://offender.doc.state.wi.us/public> or by telephone at 877-234-0085.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date