

RENTAL APPLICATION
Oak View Luxury Homes, LLC
225 Park Lane Ste 1
Lomira WI 53048

Please complete this rental application. Send it to our email address at oakhomes@charter.net or mail it to the address above. You can also take a picture of it and forward it as a text to (920) 979-2731.

UNIT INFORMATION (This is NOT a lease or a rental agreement.)

Name:

Desired move in date:

What floor level do you prefer?

1st floor 2nd floor No preference

What type of attached garage do you prefer?

One car Two cars No preference

Do you want a washer and dryer included in the unit?

Yes No

Are there smokers who will occupy the home? (Smoking and/or vaping is not allowed inside the homes)

Yes No

Do you prefer to be in a non-pet building?

Yes No No preference

How many adults will be occupying the unit?

One Two Three Four

How many children will be occupying the unit?

One Two Three None

Do you have any pets or are you thinking about getting any pets soon?

Yes, dog(s) Yes (cat(s)) No pets

Desired length of occupancy?

1 Year 6 Months 3 Months

PET INFORMATION (PLEASE LIST ALL PETS THAT WILL OCCUPY THE UNIT)

If you have any pets, please be sure to complete a *Pet Application* and send it along with this form. This includes mammals, reptiles, birds, fish, rodents, insects, etc. We have designated buildings for pets, so we must know what type of pet you own before you rent. If pets are on the premises without written approval, you will be evicted for breach of contract and charged accordingly. No visitation or babysitting of pets, this includes any animal or bird in a cage, without written permission from the owners of Oak View Luxury Homes, LLC.

Name of Pet	Type	Breed	Age	Sex	Weight	Neutered or Spayed?	Declawed?

APPLICANT INFORMATION (Each Co-Applicant (named tenant) must complete a separate *Rental Application*.)

Description	Applicant	Spouse
Full Name		
Date of Birth		
Home Phone		
Cellular Phone		
Work Phone		
Email		
Vehicle Year, Make & Model		
License Plate Number/State		
Emergency Contact Name		
Emergency Contact Phone		

APPLICANT'S EMPLOYER & INCOME

Description	Applicant	Spouse
Present Employer		
Present Employer Address		
Present Employer Phone		
Since (date)		
Monthly Pay		
Position		
Previous Employer		
Previous Employer Address		
Previous Employer Phone		
How long?		
Monthly Pay		
Position		

OTHER SOURCES OF INCOME (You do NOT have to reveal alimony, child support or spouse's annual income unless you want it considered in this application.)

Amount		
Source		
Confirmation Person		
Phone		

APPLICANT'S CREDIT REFERENCES				
Bank	City	State	Type of Account	Number of Accounts

APPLICANT'S RENTAL HISTORY (For the last 4 years)		
Description	Applicant	Spouse
Current Address		
Since (date)		
Rent \$		
Reason for Leaving		
Current Landlord/Mortgage Holder		
Current Landlord/Mortgage Holder Phone Number		
Previous Address		
How Long?		
Rent \$		
Reason for Leaving		
Previous Landlord/Mortgage Holder		
Previous Landlord/Mortgage Holder Phone Number		

Have you ever failed to pay rent when due?

Yes No

Have you ever been evicted or asked to move?

Yes No

Have you ever been convicted of a crime?

Yes No

Have you ever filed for bankruptcy?

Yes No

If you answered YES to any of the above question, please explain:

Additional Occupants Full Names of Other Persons (Non-Applicants) to Occupy Unit:	Date of Birth	Relationship to Applicant

AMOUNTS DUE PRIOR TO OCCUPANCY (To be completed by the Manager)				
	Credit Check Fee	Earnest Money	Security Deposit	1 st Month's Rent
\$'s Due	\$25.00	\$100.00		
Date Paid				

	Unit #	Street Address	Monthly Rent
1 st Choice			
2 nd Choice			

PLEASE READ THIS CAREFULLY AND SIGN THIS APPLICATION

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. The Landlord and I have no rental agreement until the time of the lease signing.

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 the Landlord 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 subsequent payments may be retained to compensate the Landlord's costs and damages, subject to the Landlord'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 the Landlord takes no action on this application by the end on the 21st day following the Landlord's receipt of the earnest money. The credit report fee is nonrefundable.

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 interest 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 was given the opportunity to review a sample lease and the Landlord's rules and regulations. I warrant and represent that I am at least 18 years of age and that all statement herein is true and correct, to the best of my knowledge.

Signature of Applicant:	Print Name:	Date:
Signature of Spouse:	Print Name:	Date:

Comments: