

The New High Point Woods LLC, Heather Valley LLC, High Point Meadows LLC
Rental Application

Proud To Be A Smoke Free Property

Apartment Address: _____ Unit No: _____
Lease Term: _____ To _____ Pro Rated Dates: _____ To _____
Rent: _____ Parking Fee: _____ Agent: _____

Amount paid: _____ Date Paid: _____ Check No: _____

Contact Information:

High Point Woods Apartment Homes
1 High Point Oaks Lane Madison, WI 53719
Phone: (608) 833-6776
Fax: (608)833-5173
Email: Highpoint@halanger.com

Utilities not included in the rent are electric, internet, cable and hot water in Heather Valley LLC.

EACH ADULT MUST COMPLETE A SEPARATE APPLICATION.

Cell Phone: _____ **Work Phone:** _____ **Email:** _____

You must name each household member that will occupy the unit at the time of move-in and throughout the term of the lease.

Name of Person: (First, Middle, Last)	Birth date:	Adult or Minor:	Social Security No:	Drivers License No.:	State:
1. _____	_____	_____	_____	_____	_____
2. _____	_____	_____	_____	_____	_____
3. _____	_____	_____	_____	_____	_____
4. _____	_____	_____	_____	_____	_____

Do you expect to have any additions to the household within the next 12 months? (If Yes Name & Relationship): _____
Do you have a cat? Yes ___ No ___

HOUSING REFERANCE:

Have you ever paid rent late: (If Yes Please Explain) _____ YES ___ NO
Have you ever refused to pay rent: (If Yes Please Explain) _____ YES ___ NO
Have you ever been evicted or asked to leave: (If Yes Please Explain) _____ YES ___ NO
Do you owe past due rent or other monetary obligations to your currant or previous landlord: (If Yes Please Explain) _____ YES ___ NO
Have you, or any other person named on this application, ever been convicted of a crime related to disturbance of neighbors, destruction of property, drug-related criminal activity, violence to persons / property, felony or other convections? ___ YES ___ NO (If Yes Please Explain): _____

Present Address: _____ Apt No: _____ City: _____ State: _____ Zip: _____
Landlord Address: _____ Name: _____ Phone No: _____
Rent: _____ Lease Term: _____ To _____ Reason for leaving: _____ Fax No: _____

Previous Address: _____ Apt No: _____ City: _____ State: _____ Zip: _____
Landlord Address: _____ Name: _____ Phone No: _____
Rent: _____ Lease Term: _____ To _____ Reason for leaving: _____ Fax No: _____

EMPLOYMENT REFERENCE:

Place Of Employment: _____ Hours Per Week: _____ Gross Monthly Income: _____
How Long Have You Been Employed Here: _____ To _____ Hourly/Salary Pay: _____
Name Of Supervisor: _____ Phone No: _____ Fax: _____ Occupation: _____

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How Long Have You Been Employed Here: _____ To _____ Hourly/Salary Pay: _____
Name Of Supervisor: _____ Phone No: _____ Fax: _____ Occupation: _____

Please note Additional Income Sources _____ Amount \$ _____

VEHICAL INFORMATION: (Does Your Vehicle Have An Alarm System: ___ Yes ___ No)

Make _____ Year _____ Color _____ Model _____ License Plate # _____ State _____
Make _____ Year _____ Color _____ Model _____ License Plate # _____ State _____
Make _____ Year _____ Color _____ Model _____ License Plate # _____ State _____

EMERGENCY CONTACT:

Name: _____ Relationship: _____
Phone No: _____ Address: _____

DO YOU WISH TO RECEIVE A WRITTEN EXPLANITATION OF DENIAL OF TENANCY? _____ **YES** _____ **NO**

Receipt of non-refundable application fee in the sum of \$ _____ is hereby acknowledged.

This applicant consents to a routine inquiry of references, credit agencies, and public records. This inquiry will provide applicable information concerning the applicant's character, credit worthiness and reliability. At applicant's request, landlord will advise if a credit report is requested and the name and address of the credit reporting agency. While it is landlord's policy to process applications within 3 days whenever possible, applicant agrees the landlord shall have up to twenty-one calendar days from the acceptance of the earnest money deposit to approve or deny the rental application, as allowed under ATCP 134.05 (2).

Applicant acknowledges receipt of a copy of this application with reverse side disclosures as part thereof, which may be applicable. **THIS APPLICATION IS SUBJECT TO THE APPROVAL OF THE LANDLORD OR AGENT. FALSE, INACCURATE OR INCOMPLETE INFORMATION MAY RESULT IN THE REJECTION OF THIS APPLICATION OR TERMINATION OF TENANCY AT ANY POINT. PLEASE MAKE SURE ALL INFORMATION IS COMPLETE, ACCURATE AND TRUTHFULL.**

Signature: _____ Date: _____

**THE HIGH POINT WOODS APARTMENTS, LLC,
HEATHER VALLEY, LLC, &
HIGH POINT MEADOWS, LLC
STATEMENT OF RENTAL POLICY**

**EQUAL-HOUSING
OPPORTUNITY:**

High Point Woods Apartments, LLC is an equal opportunity provider. High Point Woods does not discriminate on the basis of race, color, religion, sex, disability, familial status, national origin, and all other protected classes under state and local laws.

AVAILABILITY:

Fully completed applications for apartment homes will be accepted on a first-come, first served basis and subject to availability of apartment type requested.

**RENTAL
APPLICATIONS:**

Rental applications are to be completed by each applicant. Any omissions or falsifications may result in rejection of an application or termination of a lease.

**SMOKE FREE
PROPERTY:**

High Point Woods Apartment Homes is a Smoke Free Community. This includes, but is not limited to, apartment interiors, lobbies, community rooms, hallways, laundry rooms, stairwells, enclosed parking facilities, pool area, parking lots, patios and balconies.

QUALIFICATIONS

In order to approve an applicant for residency, the applicant consents to a routine inquiry of references, credit agencies, and public records. This inquiry will provide applicable information concerning the applicant's character, credit worthiness, and reliability.

Credit Check: An unsatisfactory credit report can disqualify an applicant from renting an apartment home at High Point Woods. An unsatisfactory credit report is one which reflects current bad debts, unpaid bills, liens, judgments, or bankruptcies. If an applicant is rejected for poor credit history, the applicant will be informed of the reason for the rejection and given a copy of their credit report. An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of their credit report from the credit reporting agency, correct any erroneous information that may be on the report, and resubmit an application to the property.

Criminal Convictions/Current Drug Use: Management will deny residency at this property to anyone having a criminal history that bears a substantial relationship to tenancy, such offenses may include but are not limited to the following:

- a. Disorderly conduct involving disturbance of neighbors;
- b. Disorderly conduct involving destruction of property;
- c. At least two or more misdemeanor drug-related convictions related to the manufacture, delivery or sale of a controlled substance or any drug-related felonious criminal activity;
- d. Criminal activity involving violence to persons such as murder, child abuse, sexual assault, battery, aggravated assault, assault with a deadly weapon;
- e. Criminal activity involving violence to or destruction of property, such as arson, vandalism, theft, burglary, criminal trespass to a dwelling;
- f. At least two or more civil ordinance violation (forfeiture) convictions within a twelve (12) month period for violations relating to disturbance or neighbors or injury to persons or property;

It is our aim to ensure that this apartment community is a drug-free zone. The use and sale of controlled substances will not be tolerated. The owners of this property have zero tolerance for all drug related offenses as per Sec. 823.113, Wis. Stats. In accordance with the Federal Fair Housing Act, if an applicant is currently receiving treatment for addiction to a controlled substance, the applicant will not be rejected based on this treatment for addiction to a controlled substance, however, he/she must be acceptable as a tenant in all other respects, including the above-mentioned criminal history criteria.

Income/Employment: As a part of the prospective resident screening process, the landlord uses a minimum income standard. Applicants must have a gross monthly income of three (3) times the rent for which they are applying. In the event an applicant is self-employed or retired, written verification of two years' income must be provided. If an application is denied based solely on failure to meet the minimum income standards, applicant shall be informed by landlord as to the reason for denial in writing.

Residence: Positive rental history for the previous two-year period must be provided. All residence histories must show a prompt payment history with sufficient notice-to-vacate given. We will deny an application if an eviction has ever been filed or if an adverse housing reference is given.

- SUBLETTING:** Subletting is prohibited without the prior written consent of management.
- FEES:** High Point Woods does not require an application fee for the verification of employment verification, housing verification, credit verification, and criminal background check. Fees may apply for re-writing leases due to changing roommates at any time during your lease term.
- SECURITY DEPOSITS:** To make a general apartment reservation or to reserve a specific apartment, a \$20.00 non-refundable application fee is required.
- RENTAL PAYMENT:** The monthly rent is due on or before the first day of each month. There will be an automatically billed late charge penalty of \$30.00 for all rent paid after the fifth of the month. All returned checks will be assessed a \$30.00 NSF service charge plus applicable late charges and must be replaced with a cashier's check or money order.
- OCCUPANCY POLICY:** One-bedroom apartment home: two individuals maximum. Two-bedroom apartment home: not to exceed four individuals, with two unrelated adults maximum. Three-bedroom apartment home: not to exceed three adults or up to six individuals with family status. Occupancy of any apartment home is restricted to those persons named in the lease.
- ROOMMATES:** Each roommate is fully responsible for the entire rental payment and each must execute the lease and all other addendums.
- VEHICLES:** Two vehicles will be permitted per apartment home. Three-bedroom apartments allow no more than three vehicles, one per driving adult. No more than two vehicles (three for three bedrooms) and no boats, trailers, Commercial vans, campers and motorcycles are permitted to be parked on the property at any time without the written consent of management.
- WATER FURNITURE:** Waterbeds and aquariums are permitted with advanced written consent from the landlord, and written verification that the resident has renter's insurance coverage including waterbeds or aquariums, as applicable.
- PETS:** High Point Woods accepts cats in an apartment home. Pets are prohibited without the prior written consent and knowledge of Management. A Pet Addendum must be signed by the Landlord and Tenant. Maximum two cats per apartment. Additional deposit may be required for cats. Cats must be neutered or spayed.
- DISCLAIMER:** All square footage listed on printed materials is approximate. Changes may have occurred during construction resulting in slight discrepancies between floor plans and actual apartment sizes.