



APARTMENT RENTAL APPLICATION
Optimum Property Management
 2120 W. Clybourn Street · Milwaukee, WI 53233
 Telephone (414) 342-2218 · Fax (414) 342-9077
 www.rentFROMoptimum.com

Date of Application _____
 Monthly Apartment Rent: \$ _____
 Monthly Parking Rent: \$ _____
 Monthly _____ Rent: \$ _____
 Monthly _____ Rent: \$ _____
 Total Monthly Rent: \$ _____
 Apartment Deposit: \$ _____
 Lease Term: From: _____ To: _____
 Move-in Date: _____

Address: _____ Apt. # _____

Comments: _____

UTILITIES: Resident must pay all utility charges not included in rent:

Utility Charges	Electric	Gas Heat	Gas/Electric Cooking	Gas Hot Water	Water/Sewer	Trash / Recycling
Included in Rent						
Not Included in Rent						

Applicant's Full Name _____ DOB _____ Driver's License/ID# _____

Social Security # _____ Phone # _____ Email address: _____

Names & date of birth of any minors: _____

We sincerely thank you for your application. Each adult applicant 18 years of age or older must complete their own application. This application is not a lease nor rental agreement. APPLICANTS MUST HAVE VERIFIABLE RESIDENT HISTORY FOR AT LEAST TWO YEARS. If more space is needed, please attach an additional sheet. The Landlord's name and phone number must be provided. Rental Application will not be processed without full payment of the deposit. Deposit must be in the form of a money order or personal check. Blankstein Enterprises, Inc. is committed to equal opportunity in housing consistent with applicable federal, state and local fair housing laws.

RESIDENCE HISTORY

PRESENT ADDRESS

City _____ State _____ Zip Code _____

Time at Present Address From _____ / _____ / _____ to _____ / _____ / _____

Present Landlord _____ Landlord's Telephone # _____

Landlord's Address _____ Relationship to Landlord _____

Amount of Rent \$ _____ Reason for Moving _____

PREVIOUS ADDRESS

City _____ State _____ Zip Code _____

Time at Previous Address From _____ / _____ / _____ to _____ / _____ / _____

Previous Landlord _____ Landlord's Telephone # _____

Landlord's Address _____ Relationship to Landlord _____

Amount of Rent \$ _____ Reason for Moving _____

PREVIOUS ADDRESS

City _____ State _____ Zip Code _____

Time at Previous Address From _____ / _____ / _____ to _____ / _____ / _____

Previous Landlord _____ Landlord's Telephone # _____

Landlord's Address _____ Relationship to Landlord _____

Amount of Rent \$ _____ Reason for Moving _____

SOURCE OF INCOME INFORMATION - PLEASE FURNISH 1 (ONE) FULL YEAR OF INCOME HISTORY.

PRESENT INCOME STATUS: Other: _____ Unemployed Retired Student Loan Pension Other

PRESENT INCOME SOURCE _____ How Long: _____ From: _____ To _____

Income Source Address _____ Position: _____

Telephone # _____ Contact person _____ Amount of Income \$ _____ Per: Month hr

ADDITIONAL/PREVIOUS INCOME SOURCE _____ How Long: _____ From: 3/7/202 To _____

Income Source Address _____ Position: _____

Telephone # _____ Contact person _____ Amount of Income \$ _____ Per: Month hr

ADDITIONAL/PREVIOUS INCOME SOURCE _____ How Long: _____ From: _____ To _____

Income Source Address _____ Position: _____

Telephone # _____ Contact person _____ Amount of Income \$ _____ Per: Month hr

PREVIOUS INCOME SOURCE-IF INFORMATION ABOVE IS FOR LESS THAN ONE (1) YEAR- **PLEASE FURNISH 1 (ONE) FULL YEAR OF INCOME HISTORY.**

Income Source Address _____ Position: _____

Telephone # _____ Contact person _____ Amount of Income \$ _____ Per: Month hr

Enrolled as a student at: _____ Not Applicable

NOTICE: YOU MAY OBTAIN INFORMATION ABOUT 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 PHONE AT 877-234-0085

EMERGENCY CONTACT PERSON

IN CASE OF PERSONAL EMERGENCY, NOTIFY _____ Telephone _____ Relationship to you: _____

Address _____

Street _____ City _____ State _____ Zip _____

THE APARTMENT WILL BE OCCUPIED BY _____ PERSONS. I am herewith enclosing an earnest deposit of \$ _____. I understand that despite payment of this deposit that a rental unit is not being set aside or reserved for me at this time. If my application is approved, the earnest money deposit will be applied to my security deposit. If my application is approved and I fail to enter into a rental agreement, my earnest money deposit may be retained to compensate Lessor for actual costs and damages incurred because of my failure to enter into a rental agreement. Lessor will not retain my earnest deposit for lost rents unless Lessor has made a reasonable effort to mitigate those losses, as provided by under Wis. Stat. §704.29. Applicant agrees that Lessor has up to twenty-one (21) days from the receipt of my earnest money deposit to approve or deny my rental application.

Optimum Property Management. acknowledges receipt of \$ _____ from Applicant. This serves as your receipt. NO CASH ACCEPTED
 Signature _____ Dated _____

I authorize Optimum Property Management to do the following: (1) contact any individuals and/or entities listed above and verify all of the information provided in this application before, during or after my tenancy and (2) obtain a copy of my consumer credit report, criminal record report, sex offender status and driving record.

I hereby release from liability Optimum Property Management for seeking any of the above-mentioned information, and I also release from liability all persons, corporations, Landlord's, banks, finance companies or other organizations who furnish information.

I fully understand that Optimum Property Management reserves the right to reject my application because it does not meet Blankstein Enterprises, Inc.'s rental criteria or because of misrepresentation, misleading, conflicting, vague or false information given by me or omitted by me that is pertinent in determining qualifications of eligibility.

Applicant Signature: _____ Date: _____

Gold – Office Yellow – Building Manager Pink – Applicant

NONSTANDARD RENTAL PROVISIONS

The Nonstandard Rental Provisions listed below are part of your rental agreement and list the various charges and costs that your Lessor may assess and withhold from your security deposit.

ADDRESS: _____ APT. # _____

ALL APPLICANTS MUST INITIAL EACH LINE & SIGN BELOW

- ___ 1. **DAMAGE, WASTE OR NEGLECT:** Lessee is responsible for any damage, waste or neglect to the Premises including but not limited to the building, grounds upon which the building sits, rental unit, and any common areas. The Leased Premises should be left in the same condition that it was received less normal wear and tear. If there is any damage, waste or neglect to the Premises, Lessee will be charged the actual costs incurred by Lessor up to \$75 per hour plus the costs of any materials. These fees and costs may be deducted from Lessee's security deposit.
- ___ 2. **LATE FEES:** If any installment of rent is paid later than five days after the same is due, there shall be an additional rental charge to the Lessee(s) of \$75.00. These charges may be deducted from the Lessee's security deposit.
- ___ 3. **RETURNED CHECK/STOP PAYMENT FEES:** If a check tendered for the payment of rent or other charges is returned by the bank unpaid for any reason, there is a \$50.00 charge in addition to the LATE FEE. These charges may be deducted from the Lessee's security deposit.
- ___ 4. **RETURN OF KEYS/CARDS/GARAGE DOOR OPENERS:** If the Lessee fails to return ALL keys including, but not limited to keys, cards and garage door openers issued by or obtained from Lessor within 24 hours after surrendering the Premises, ALL costs of replacing keys, cards, locks and garage door openers shall be charged to Lessee at \$20 per apartment key, \$50 per electronic card/fob, \$20 per mailbox key, \$100 per building entrance key, \$15 per laundry card, \$25 per parking tag and \$50 per garage door opener. These charges may be deducted from Lessee's security deposit.
- ___ 5. **RE-RENTAL COSTS:** If Lessee vacates the unit without proper notice or is removed from the property for failure to pay rent or any other breach of the rental agreement, Lessee will be responsible for all charges permitted under Wis. Stat. § 704.29 including, but not limited to, all costs incurred to re-rent the vacated unit and all utilities for which Lessee is responsible through the end of the term of the rental agreement, subject to Lessor's duty to mitigate. The maximum cost is \$225. These fees and costs may be deducted from Lessee's security deposit.
- ___ 6. **UTILITIES:** Lessee shall maintain and pay the utilities to the last day of the lease term and any extension thereof, or until the last day that Lessee is responsible for rent. In the event Lessee fails to pay any utility charges when due, then Lessor, at Lessor's option, may pay said past due utility charges and Lessee shall indemnify Lessor upon billing for any amounts it shall pay on behalf of the Lessee. These charges may be deducted from the Lessee's security deposit.
- ___ 7. **GARBAGE/TRASH/RECYCLABLES:** All garbage/trash/recyclables must be bundled properly & deposited directly in the correct bin/dumpster. If Lessee leaves garbage/ trash/recyclables in the hallway, outside of unit, or in any other common area of the building or yard which is not designated for the deposit of garbage/trash/recyclables, Lessee will be assessed a fee of \$95 plus the actual cost incurred by Lessor to remove the garbage/trash/recyclables. These fees and costs may be deducted from Lessee's security deposit.
- ___ 8. **FAILURE TO PROPERLY DISPOSE OF RECYCLABLES:** It is the Lessee's responsibility to separate all recyclable materials and deposit them in appropriate containers as required by law or local ordinance. If Lessee fails to separate recyclable materials and deposit them in the appropriate containers, Lessee will be charged a fee of \$50.00 for each occurrence plus the actual costs incurred by Lessor to properly dispose of the recyclables. These fees and costs may be deducted from Lessee's security deposit.
- ___ 9. **PETS:** Pets of any type are not allowed unless approved in writing by Lessor. Lessees who are discovered to have unapproved pets will be in violation of the terms of their lease and will, in addition to the standard pet rent, be responsible for monthly pet fees of \$50 per month per pet starting with the first month of your lease.
- ___ 10. **FAILURE TO PERMIT ACCESS TO UNIT:** If Lessee fails to permit access to unit after Lessor has properly complied with all notice provisions set forth in chapter 704 of Wisconsin Statutes and chapter ATCP 134 of the Wisconsin Administrative Code, Lessee will be charged a fee of \$50 for each occurrence. Lessee will also be charged for any damages and/or costs incurred by Lessor as a result of Lessee's failure to allow access to unit. These fees and costs may be deducted from Lessee's security deposit.
- ___ 11. **FAILURE TO VACATE AT END OF LEASE OR AFTER NOTICE:** If Lessee remains in possession without consent of Lessor after expiration of lease or termination of tenancy by notice given by either Lessor or Lessee, or after termination by valid agreement of the parties, Lessee shall be liable for any damages suffered by Lessor because of Lessee's failure to vacate within the time required. In absence of proof of greater damages, Lessor shall recover as minimum damages twice the rental value apportioned on a daily basis for the time the Lessee remains in possession. Should the Lessee hold over result in the loss of any portion of rent by the Lessor, Lessee shall be responsible for any lost rent. Such charges may be deducted from the Lessee's security deposit.
- ___ 12. **REMOVAL OF ABANDONED PROPERTY:** If Lessee leaves behind any personal property after vacating or if Lessee's personal property is removed by the Sheriff and/or a moving company pursuant to an eviction, Lessee will be charged the actual costs incurred by Lessor to remove and/or dispose of Lessee's personal property. These fees and costs may be deducted from Lessee's security deposit.
- ___ 13. **RENTAL PROMOTIONS/CONCESSIONS:** If Lessee vacates the rental unit prior to the end of the rental term, is evicted prior to the end of the rental term, or if Lessee's tenancy is terminated for any reason prior to the end of the rental term, Lessee will forfeit any rent promotion/concession received. Any forfeited rent promotion/concession will be treated as unpaid rent and will immediately become due and payable by Lessee. Any forfeited rent promotion/concession may be deducted from Lessee's security deposit.
- ___ 14. **MODIFICATIONS TO UNIT:** Lessee is not allowed to make any modifications to unit without the written consent of Lessor as set forth in the rental agreement. If Lessee makes modification to unit without written consent of the Lessor, then Lessee will be charged the actual costs to return the unit to its original condition. These fees and costs may be deducted from Lessee's security deposit.
- ___ 15. **PARKING:** Lessee may park his/her vehicle in the designated area or space as set forth in the parking agreement. If Lessee and/or Lessee's guests parks his/her vehicles anywhere other than the designated area or space Lessee will be charged a fee of \$20 for each day that the vehicle is parked in a non-designated space. Inoperable vehicles and vehicles in the process of being repaired may not be kept on the Premises and the above-mentioned fee will also be charged to Lessee for each day that this rule is not followed. These fees and costs may be deducted from Lessee's security deposit.
- ___ 16. **LESSEE ACKNOWLEDGES THAT THE LESSOR OR LESSOR'S AGENT HAS SPECIFICALLY IDENTIFIED EACH NONSTANDARD RENTAL PROVISION WITH LESSEE PRIOR TO ENTERING INTO A RENTAL AGREEMENT.**

Applicant

Date

Applicant

Date

Applicant

Date

Agent for Lessor

Date

White – Office

Yellow – Applicant

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