

Application Policies

1. OCCUPANCY FOR 2 BEDROOM UNITS: 4-person limit. No more than 2 unrelated adults.
2. PET: No pets allowed.
3. CREDIT HISTORY: For each applicant, a credit report must be obtained and it should reflect no credit difficulties. Excessive late payments or collections are not acceptable. All collections must be paid or receipt of payment. Applicant with no credit history may be required to have a co-signer.
4. RENTAL HISTORY: Housing history and references must be verifiable for at least the preceding 2 years. Friends and family are not considered acceptable housing references. References must confirm that there were no problems during the tenancy. No 5-Day nor 14-Day Notices within the last 2 years. No evictions within the past 7 years. Repeated disturbance of the neighbors' peaceful enjoyment of the area is unacceptable. Damage to property (beyond normal wear and tear) is unacceptable. If an applicant owes money to another landlord or to a utility company, the money must be paid in full before the application will be processed.
5. INCOME REQUIREMENTS: Income must be verifiable and adequate. Gross monthly income must be equal to or greater than 3 times monthly rent. Applicant must have enough income to support outstanding debts. The income must be from a source that has 1 year of history; otherwise, past income source must be in a similar field with 1 year of history. All income represented on the application must be verifiable such as pay check stubs, 1099 forms, W2 forms, tax returns, trust officer, or other satisfactory documentation. If the applicant is self-employed, written verification and support of income claimed is needed.
6. CRIMINAL BACKGROUND CHECK: Applicant must have acceptable criminal background check.
7. CO-SIGNERS: A co-signer may be considered or required at Landlord's discretion. Co-signers must follow Application Policies, must pass all of the above Qualifying Criteria, and must have enough income to pay for their own bills plus rent and utilities of applicant's unit.

Application Instructions:

1. APPLICATION FOR EACH ADULT APPLICANT: Each adult applicant (over the age 18) must fill out an application completely.
2. COMPLETE APPLICATION: If a line is not filled out (or the omission explained satisfactorily), the application will be rejected. Falsified applications will be rejected.
3. IDENTIFICATION: We require photo identification (a driver's license or other government issued photo ID card) at the time you apply.
4. CREDIT CHECK FEE: Applicants will provide access to their complete credit history including score from a consumer credit reporting agency that compiles and maintains files on consumers on a nationwide basis. Reports must be less than 30 days old.
 - a. If Flying Fox, LLC pulls the reports directly for the applicant, applicant will reimburse Flying Fox, LLC for the actual cost, up to \$25 per report allowable by WI Statutes 704.085. (Make checks payable to *Flying Fox, LLC*.)

Rental Application

Application to Rent at:	Apt #:	Monthly Rent:	Security Deposit	Start date:	Lease Term	Consumer Report fee
231 Ash St Sauk City, WI 53583-1072						

APPLICANT'S PERSONAL INFORMATION

First Name:		Driver's License #:	
Middle Name:		Cell Phone / Text #:	
Last Name:		Phone:	
Birthdate (mm/dd/yyyy):		Email Address:	
Social Security #:			

OTHER OCCUPANTS

Name (first, middle, last)	Birthdate (mm/dd/yyyy)	Relationship

INCOME

CURRENT EMPLOYER		PREVIOUS EMPLOYER	
Employer name:		Employer name:	
Address:		Address:	
Job title / position:		Job title / position:	
From (date):		From (date):	
To (date):		To (date):	
Gross monthly income (before deductions):		Gross monthly income (before deductions):	
Hours per week:		Hours per week:	
Supervisor:		Supervisor:	
Supervisor phone:		Supervisor phone:	
Supervisor email:		Supervisor email:	

Other income sources: (Please attach verification.)	
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EMERGENCY CONTACT

Name:	
Address:	
Phone #:	
Email:	
Relationship:	

Rental Application

HOUSING HISTORY (verifiable for 2 or more years)

CURRENT ADDRESS		PREVIOUS ADDRESS	
Address:		Address:	
Rent:		Rent:	
Rent includes:	<input type="checkbox"/> Heat. <input type="checkbox"/> Electricity. <input type="checkbox"/> Water.	Rent includes:	<input type="checkbox"/> Heat. <input type="checkbox"/> Electricity. <input type="checkbox"/> Water.
From (date):		From (date):	
To (date):		To (date):	
Landlord:		Landlord:	
Landlord phone:		Landlord phone:	
Landlord email:		Landlord email:	

PREVIOUS ADDRESS		PREVIOUS ADDRESS	
Address:		Address:	
Rent:		Rent:	
Rent includes:	<input type="checkbox"/> Heat. <input type="checkbox"/> Electricity. <input type="checkbox"/> Water.	Rent includes:	<input type="checkbox"/> Heat. <input type="checkbox"/> Electricity. <input type="checkbox"/> Water.
From (date):		From (date):	
To (date):		To (date):	
Landlord:		Landlord:	
Landlord phone:		Landlord phone:	
Landlord email:		Landlord email:	

VEHICLE INFORMATION

Primary Driver's Name	License Plate #	Make	Model	Year	Color

ADDITIONAL INFORMATION

YES NO

 1. Has an eviction action ever been filed against your roommate or you? Explanation: _____

 2. Have you ever been found guilty of drug-related offense, violence to persons, or destruction of property? Explanation: _____

 3. Do you owe money to any landlord? Explanation: _____

 4. Do you smoke or vape? Explanation: _____

How did you find us? Craig's List. Sign in front. FlyingFoxProperties.com. Other: _____

Rental Application

SIGNATURE CLAUSE

I have read and understood this application, and I am at least 18 years old.

I understand that the purpose of this application is to help Flying Fox, LLC assess whether I meet Flying Fox, LLC's qualifications and checks for tenancy.

I acknowledge that this application is complete and accurate along with any additional materials I submitted along with this application.

For the purpose of processing this application, I hereby authorize Flying Fox, LLC to conduct routine inquiries to verify and investigate the references and information on this application, as well as on any additional materials I submitted along with this application. Flying Fox, LLC has my permission to investigate my public records, rental history, eviction history, housing references, criminal history, housing court records, employment references, financial references, income history, income references, and credit characteristics.

By signing this application, I give written permission to Flying Fox, LLC to obtain a consumer report on me. A consumer report includes a credit report from a consumer credit reporting agency that compiles and maintains files on consumers on a nationwide basis. The report must be less than 30 days old. If Flying Fox, LLC and I enter into a rental lease agreement, Flying Fox, LLC has my permission to report my performance to a consumer reporting agency.

Print Name

Signature

Date

Print Name

Signature

Date

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