

ONE APPLICATION FOR EACH ADULT APPLICANT (18 YEARS OF AGE OR OLDER) IS REQUIRED

**Physical Address**

4125 N. Richards Street  
Milwaukee, WI 53212

**Mailing Address**

PO Box 11159  
Milwaukee, WI 53211



Quality, Clean, Comfortable & Affordable  
Apartments Of All Sizes All Over Town

**Phone**

414-332-5500

**FAX**

414-332-5511

**Email & Website**

www.trikepm.com

See Contact Page

We are an equal opportunity housing provider and do not discriminate on the basis of race, color, national origin, ancestry, sex, familial status, marital status, lawful source of income, handicap, sexual orientation or age.

**RENTAL APPLICATION GUIDELINES**

You will be denied rental if rent/apartment applied for does not meet the following guidelines:

1. Rent/Apartment applied for may not exceed 30% of applicant's gross income.
2. Applicant must produce a picture I.D. as proof of identification and be at least 18 years of age or older.
3. Applicant must submit a signed and fully completed rental application including all names and phone numbers.
4. Co-signers, payees or guarantors not permitted without a notarized written request from co-signer or guarantor.
5. Occupancy is limited to two persons per bedroom based upon size.

Efficiency or Studio Apt: Limited to 2 occupants.      2 Bedroom Apartment: Limited to 4 occupants\*  
 1 Bedroom Apartment: Limited to 2 occupants.      3 Bedroom Apartment: Limited to 6 occupants\*

\*(Please note, no more than 3 unrelated parties may occupy one premises - per city ordinances)

6. Proof of lawful source of income must be supported by current documentation at time of application.
7. If any eviction or criminal activity involving applicant becomes known to Trike Property Management.
8. Rental unit may not be sublet.

**TO BE COMPLETED BY RENTAL AGENT**

Applicant hereby applies for rental of premises described as follows:

Rent: \$ \_\_\_\_\_ Security Deposit \$ \_\_\_\_\_

Scheduled move-in date: \_\_\_\_\_

Term of Rental Lease \_\_\_\_\_, 20 \_\_\_\_\_ to \_\_\_\_\_, 20 \_\_\_\_\_

Note: \_\_\_\_\_

Building Code or Name: \_\_\_\_\_

Address & Apt#: \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Where or how did you hear about this apartment for rent? (Rental Agent Must Update Excel Document Titled "Advertising Tracking Log")

Internet: \_\_\_\_\_

Newspaper: \_\_\_\_\_

Sign on Building: \_\_\_\_\_

1. www.trikepm.com
2. Craig's List
3. JSOnline.com
4. Other Website

1. Milwaukee Journal
2. Rental Magazine
3. Flyer at Property
4. Other Publication

Referred By: \_\_\_\_\_

Name and Address of Friend or Associate \_\_\_\_\_

**TO BE COMPLETED BY APPLICANT**

Date: \_\_\_\_\_ Applicant's First Name: \_\_\_\_\_ Middle: \_\_\_\_\_ Last: \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Social Security No.: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Email: \_\_\_\_\_

**OTHER RESIDENTS NAME**

**DATE OF BIRTH**

**SOCIAL SECURITY NUMBER**

First \_\_\_\_\_ Middle \_\_\_\_\_ Last \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

First \_\_\_\_\_ Middle \_\_\_\_\_ Last \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

First \_\_\_\_\_ Middle \_\_\_\_\_ Last \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

First \_\_\_\_\_ Middle \_\_\_\_\_ Last \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(1) Present Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_ How Long? \_\_\_\_\_

Present Landlord: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Reason for Moving: \_\_\_\_\_ Amount of Rent: \_\_\_\_\_

(2) Previous Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_ How Long? \_\_\_\_\_

Previous Landlord: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Reason for Moving: \_\_\_\_\_ Amount of Rent: \_\_\_\_\_

Have you ever been evicted? Yes \_\_\_\_\_ No \_\_\_\_\_ If yes explain: \_\_\_\_\_

Have you ever been convicted of a crime? Yes \_\_\_\_\_ No \_\_\_\_\_ If yes explain: \_\_\_\_\_

## EMPLOYMENT / OTHER INCOME INFORMATION

(1) Employer 1 : \_\_\_\_\_ Starting Date: \_\_\_\_\_

Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Position Held: \_\_\_\_\_ Supervisor's name: \_\_\_\_\_

Hours worked per week: \_\_\_\_\_ Pay per hour: \$ \_\_\_\_\_ Monthly Income: \$ \_\_\_\_\_  
(How Many?) (40 hours weekly = hourly wage x 166.66 = monthly income) (Monthly Income Must exceed Rent / .3)

(2) Employer 2 : \_\_\_\_\_ Starting Date: \_\_\_\_\_

Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Position Held: \_\_\_\_\_ Supervisor's name: \_\_\_\_\_

Hours worked per week: \_\_\_\_\_ Pay per hour: \$ \_\_\_\_\_ Monthly Income: \$ \_\_\_\_\_  
(How Many?) (40 hours weekly = hourly wage x 166.66 = monthly income) (Monthly Income Must exceed Rent / .3)

### OTHER INCOME

(1) SSI \$ \_\_\_\_\_ W-2 \$ \_\_\_\_\_ SSD \$ \_\_\_\_\_ OTHER \_\_\_\_\_ \$ \_\_\_\_\_

(2) SSI \$ \_\_\_\_\_ W-2 \$ \_\_\_\_\_ SSD \$ \_\_\_\_\_ OTHER \_\_\_\_\_ \$ \_\_\_\_\_

**(All of the above information must be supported by documentation)**

## OTHER INFORMATION

Driver's License Number: \_\_\_\_\_ Driver's License Number: \_\_\_\_\_

### Vehicle

Make and Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_ Lic. Plate No. \_\_\_\_\_

Make and Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_ Lic. Plate No. \_\_\_\_\_

In case of personal emergency, notify \_\_\_\_\_ Relationship: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Address: \_\_\_\_\_

Do you have any pets? \_\_\_\_\_ What type and weight? \_\_\_\_\_ Is this a service animal for a handicap? \_\_\_\_\_

## TO BE READ / COMPLETED BY APPLICANT BEFORE SIGNING

Enclosed herewith is a deposit in the amount of \$ \_\_\_\_\_. Said deposit as well as any future payments made on said apartment at a later date, are to be applied in full towards 1st month's rent and security deposit if this application is accepted. If this application is denied said full deposit less a fee for the cost of the credit check per applicant is to be returned to applicant. It is understood that any applicant that changes their mind and chooses not to rent said apartment after they have been approved, will receive a NO REFUND of their deposit in accordance with the cancellation policy stated below.

### Trike Property Management Apartment Cancellation / Mitigation Policy

If an application is denied or rejected any payment made by check, less a fee to cover the cost of the credit check per applicant, will be returned by mail 30 days after the deposit date of that check. Any cash payments made, less a fee to cover the cost of the credit check per applicant, will be returned by mail within 5 days of rejection in the form of a check. After cancellation by tenant the landlord will attempt to mitigate damages by means of advertising or otherwise. If the landlord is unsuccessful in their attempt to mitigate the damages any and all monies or deposits paid by tenant, will be forfeited in full regardless of the amount of time that has passed since original date of application. In addition, if the applicant decides not to occupy the premises that they applied for, then all rent and deposits received with rental application as well as any additional payment(s) made at any later date(s), will be forfeited in full. **NO REFUND** at all if approved application is canceled by tenant and the landlord is unsuccessful in their attempted to mitigate damages.

ATCP 134.05 Earnest money deposits and credit check fees.

(3) WITHHOLDING AN EARNEST MONEY DEPOSIT.

(a) A landlord may withhold from a properly accepted earnest money deposit if the prospective tenant fails to enter into a rental agreement after being approved for tenancy, unless the landlord has significantly altered the rental terms previously disclosed to the tenant.

(b) A landlord may withhold from an earnest money deposit, under par. (a), an amount sufficient to compensate the landlord for actual costs and damages incurred because of the prospective tenant's failure to enter into a rental agreement. The landlord may not withhold for lost rents unless the landlord has made a reasonable effort to mitigate those losses, as provided under s. 704.29, Stats.

"I hereby apply for rental as described above and have read and understood all rules, guidelines and policies stated herein and agree to abide with all of the above and I confirm that all statements made here and above are true. Furthermore I hereby authorize Trike Property Management to obtain a consumer report, and any other information it deems necessary, for the purpose of evaluating my application. I understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment/salary details, vehicle records, licensing records, and/or any other necessary information. I hereby expressly release Trike Property Management, and any procurer or furnisher of information, from any liability what-so-ever in the use, procurement or furnishing of such information, and understand that my application information may be provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies." In addition I hereby understand if this application is denied that I/we the applicant/s will be responsible for any and all cost incurred in obtaining the above mentioned reports and /or information.

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Lessor: \_\_\_\_\_ Date: \_\_\_\_\_

(Trike Property Management Representative)