

APPLICATION FOR TENANCY

Debbie & Tom Minnich  
 Onsite Property Managers  
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 Assistant Manager  
 Ameer Davis  
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 Shade\_Tree\_Estates@yahoo.com

N \_\_\_\_\_ State Park RD  
 Appleton WI 54915  
 1Bdr: \$560-\$590  
 2Bdr: \$580-\$610- \$625

**\*Promotion: \* QUALIFIED APPLICANTS**  
 12 Mo Lease  24 Mo\*\*   
 \$450 \* -\$710 SD 13th\*\* Mo free \$350\* -\$710 SD  
 Smokers: and / or **Pet owner:**  
 \$600 S/D ~ + \$20 p/m per pet  
 Security Deposit: \_\_\_\_\_ Rent: \_\_\_\_\_  
 Application Received: \_\_\_\_\_  
**Desired Move in Date:** \_\_\_\_\_

**PLEASE PRINT OR WRITE CLEARLY & ANSWER ALL QUESTIONS**

<b>APPLICANT INFORMATION:</b> DO you have Any <b>Bankruptcies, Foreclosures, FELONIES, Collections Or Judgments</b> against you? (If Yes Circle or underline any that apply) and answer >>>			<b>Y or N or Maybe</b> (Circle one)
<b>Name-First:</b> _____ <b>MI</b> _____ <b>LAST</b> _____		<b>OCC:</b> # Adults _____ #children _____	
<b>Date of Birth:</b> _____	<b>SSN:</b> _____	<b>Your Phone(s):</b> _____	
<b>Current~ Street Address:</b> _____		<b>How long?</b> _____ <b>Dates:</b> From: ___/___/___ To: ___/___/___	
<b>City:</b> _____	<b>State:</b> _____ <b>ZIP:</b> _____	<b>Parents name or Landlord /Management co:</b> _____	
<b>Own Rent</b> Parents / relative/ Friend (Circle one)	<b>Mortgage Pmt or RENT:</b> \$ _____	<b>Landlord Phone:</b> _____	
<b>Previous Address IF LESS than 5 Yrs:</b> ~ Street and Apt # here: _____			
<b>City:</b> _____	<b>State:</b> _____ <b>ZIP:</b> _____	<b>How long?</b> _____ <b>Dates:</b> From: ___/___/___ To: ___/___/___	
<b>Landlord/Management co &gt;</b> _____		<b>Previous landlord Phone:</b> _____	
<b>Own Rent</b> Parents / relative/ Friend (Circle one)	<b>Monthly payment or rent:</b> _____	<b>D-Lic. #</b> _____	
<b>Make of vehicle(s):</b> _____	<b>Year:</b> _____ <b>Color:</b> _____	<b>License Plate #:</b> _____	
<b>Make of vehicle(s):</b> _____	<b>Year:</b> _____ <b>Color:</b> _____	<b>License Plate #:</b> _____	
<b>Financial institution:</b> _____	<b>Checking:</b> <input type="checkbox"/> <b>Savings:</b> <input type="checkbox"/>		
<b>ALL INCOME SOURCES &amp; Employment Information IF LESS than 4 yrs list: Previous employer and/or student status</b>			
<b>Current Employer:</b> _____			
<b>Employer Address:</b> _____		<b>How long?</b> _____ <b>Dates:</b> From: ___/___/___ To: ___/___/___	
<b>City:</b> _____	<b>State:</b> _____	<b>ZIP:</b> _____	
<b>Phone:</b> _____	<b>Fax:</b> _____	<b>E-mail:</b> _____	
<b>Position:</b> _____	<b>Per Hour:</b> _____ <b>Salary</b> _____	<b>Monthly income:</b> _____ <b>Other income:</b> \$ _____	
	<b>annual:</b> _____	<b>SSI SSA Child support Alimony 2nd Job:</b> _____	
<b>(Circle one) PAST or 2nd Employer:</b> _____		<b>How long?</b> _____ <b>Dates:</b> From: ___/___/___ To: ___/___/___	
<b>City:</b> _____	<b>State:</b> _____	<b>ZIP:</b> _____	
<b>Phone:</b> _____	<b>Fax:</b> _____	<b>E-mail:</b> _____	
<b>Position:</b> _____	<b>Per Hour:</b> _____ <b>Salary</b> _____	<b>Monthly income:</b> _____ <b>Other income:</b> \$ _____	
	<b>annual:</b> _____	<b>SSI SSA Child support Alimony 2nd Job:</b> _____	
<b>Emergency Contact</b>			
<b>Name of a relative not residing with you:</b> _____			
<b>Address:</b> _____			
<b>City:</b> _____	<b>State:</b> _____	<b>ZIP:</b> _____	<b>Phone:</b> _____
<b>Relationship:</b> _____			
<b>Any pets? ~ Cat: Yes No (Limit 2) # / Sorry NO Dogs (except Registered service dogs only) or reptiles allowed!</b>			
<b>(Over) (I have received and read the Terms of Agreement pertaining to leasing at Shade Tree Estates, Kaukauna WI 54130; Initial here:</b>			
<b>Required with this application: ~ Credit check fee: \$15 Single ~ \$20 Married Couple</b>			
<b>Money order preferred Make payable to: SHADE TREE ESTATES</b>			

All of the above is true & correct. I understand that misrepresentation is cause for non-acceptance of the apartment at **SHADE TREE ESTATES** that I am applying for. I also authorized investigation of all statements contained in this application by **SHADE TREE ESTATES MANAGEMENT**. I understand in order for my rental application to be complete, a credit and background check may need to be done. I fully authorize the Landlord and assistants at **SHADE TREE ESTATES** to do these checks as well as any verification of past or present employment. \*\*Rent payment may not exceed 35% of total income of all applicants.

<b>PRINT NAME of Applicant:</b> _____	
<b>Signature of Applicant:</b> _____	<b>Date:</b> _____

**We are an equal opportunity housing provider** and do not discriminate on the basis of race, color, national origin, ancestry, sex religion, familial status, lawful source of income, handicap, sexual orientation or age. \*\*Rent payment may not exceed 35% of total income of all applicants.

Tom & Debbie Minnich  
W2234 Gentry DR #4/ Office 3  
Kaukauna, WI 54130  
920-427- 8383 / 427-1246  
Fax: 920-482-5774

\*\*\* For Office Use Only\*\*\*

Check# \_\_\_\_\_  
Name on Check/MO \_\_\_\_\_  
Amount Received \_\_\_\_\_  
MO# \_\_\_\_\_

(Application Fee: Single \$15/Married \$20)



*Shade Tree Estates ~ Appleton / Kaukauna*

**APPLICATION FOR TENANCY**

**TERMS OF AGREEMENT**

1. **Rent is due and payable in Full:** payment by check or money order (**NO CASH**), **on or before the First (1<sup>st</sup>) day of the month** payable in advance with no grace period; time is of the essence; payable in advance to **SHADE TREE ESTATES**
2. Rent payment should be Mailed or delivered to: **SHADE TREE ESTATES c/o Debbie & Tom Minnich W2234 Gentry Dr # 4 / Office 3 Kaukauna WI 54130.**
3. **Only** the party(s) named in this Application and final lease agreement **shall occupy** the apartment without written permission of owner or agent.
4. **Dogs, (Registered service dogs only) cats, birds, reptiles or pets of any kind are not permitted on or in the premises without written permission** of management. **Pets may not visit for ANY length of time. NO Dogs or Reptiles allowed**
5. **Effective May 2011 Pet owners & smokers will have a minimum \$600 Security Deposit.**
6. **Smoker's: tenants & their guests** must not smoke inside the apartment or in common areas [entry, halls & side-walks] of the complex, Smoking is limited to the tenants Balcony or patio area. You must also provide for safe disposal of the cigarette/cigar butts in a safe container not tossing them or allowing them to blow into the yard/or parking area.
7. Tenants shall not paint apartment without written permission of owner or agent; nor make any alterations to the premises and shall refrain from driving large nails, screws, tacks, etc into the walls, ceilings or floors (**NOTE: Small nails/tacks are allowed**).
8. All refuse must be deposited in specified outdoor containers, which are provided. **For Large items (mattresses, furniture, etc.) see Manager.**
9. All public areas (hallways, basement and outside areas) must be kept clean and free of all personal property.
10. **Tenants must park vehicles in assigned parking spaces only.** We **have limited parking available** you will receive a garage and **1** parking space. Special temporary parking and renting additional garage space can be arranged for a FEE. **Parking areas are reserved for passenger automobiles/trucks or Motorcycles only; no Utility trucks / semi's, motor homes, camper trailers or boat trailers, etc,** are allowed without **written approval** from management. **All parked vehicles must have active license plates and be operative.** Management reserves the right to remove inoperative and/or unlicensed vehicles.
11. Owner or his agent shall have the right to enter and show the apartment at reasonable times with tenants consent or after giving 12-hour notice to tenants.
12. Occupancy shall be on a month-to-month tenancy after expiration of the lease. This periodic month-to-month tenancy can be terminated only on or before the First (1<sup>st</sup>) day of the next month by a written notice received at **least 30 days** before the termination date. (Ex: leaving end of Oct not paying November 1 rent / 30 day notice must be received no later than October 1<sup>st</sup> premises should be vacant cleaned and keys returned to Manager for final walk through inspection **on or before** October 31 at 11 AM)
13. Tenant may not elect to apply the security deposit to the last month's rent when giving a notice of intent to vacate.
14. Owner shall not be responsible for loss or damage of tenants or guest's personal property that is not attributed to negligent actions or omissions of the owner, including property in storage areas. **Tenant is responsible for getting Renters insurance to protect personal property.**
15. **Move-in/out hours are limited to 8am-8pm** for the quiet enjoyment of all tenants.
16. **6 month lease option** is shortest lease available: Full Security Deposit with 1<sup>st</sup> and Last month's Rent at Lease Signing.

**How did you learn about these apartments?**

Newspaper\_\_\_\_ Apartment Sign\_\_\_\_ Tenant\_\_\_\_ Start Renting \_\_\_\_ Online\_\_\_\_ Flyer/Brochure\_\_\_\_

If referred by a tenant please give name & Address: \_\_\_\_\_