



Application for Residency

We Subscribe to all Federal, State and Local Fair Housing Laws

This is **NOT** a lease or a rental agreement.



Applicant / Landlord Information

Applicant First Name: _____ **Middle Initial:** _____
Applicant Last Name: _____
Social Security Number: _____
Drivers Licenses #: _____
Date of Birth: _____
Cell Phone Number: _____ **Home #** _____
E-Mail Address: _____

Landlord: Discovery Properties, LLC Ph: 920-230-3802 Fax: 920-426-4606
 230 Ohio Street, Suite 200 Email: discovery@discovery-properties.com
 Oshkosh, WI 54902

Property Applying For

Properties Interested In: _____
Date Viewed On: _____
Time Viewed At: _____

Applicant's Rental History

Current Address: _____ **Rent:** \$ _____
Landlord's Name: _____ **Landlord's Phone #:** _____
Landlord's Address: _____

Vehicle Info

Year: _____
Make: _____
Model: _____

Emergency Contact

Name: _____ **Phone:** _____
Address: _____ **City** _____ **St:** _____ **Zip** _____

Applicant's Income/Credit: Include all sources of income you want considered in this application.

Place of Employment #1: _____ **How many hours per week?:** _____
Address: _____
How long? From: _____ **To:** _____ **Gross Monthly Income:** _____ **Phone #:** _____
Place of Employment #2: _____ **How many hours per week?:** _____
Address: _____
How long? From: _____ **To:** _____ **Gross Monthly Income:** _____ **Phone #:** _____
Additional Sources of Income: _____

Signature: _____ **Date:** _____

LANDLORD'S RIGHT TO ENTER	Landlord may enter the Premises occupied by the Tenant, at reasonable times with 12 hours advance notice to inspect the Premises, make repairs, show the Premises to prospective tenants or purchasers, or comply with applicable laws or regulations. Landlord may enter without advance notice upon consent of the Tenant when a health or safety emergency exists, or if Tenant is absent and Landlord believes entry is necessary to protect the Premises, or the building in which they are located, from damage.
ABANDONMENT	If Tenant unjustifiably removes from the Premises before the last day of the rental term, Tenant shall be liable for all rent due under this Agreement through the last day of the term, plus damages incurred by the Landlord, and less any net rent received by Landlord in rerenting the premises. If Tenant is absent from the Premises for three consecutive weeks without written notice of such absence to Landlord, Landlord may, in Landlord's sole discretion, deem that Tenant has removed from the Premises and proceed to rerent the Premises. If Tenant leaves personal property behind, Landlord shall have the right to dispose of the property as provided by law or per any written property lien agreement.
TENANT RULES & OBLIGATIONS USE	<p>During the lease term, as a condition of Tenant's continuing right to use and occupy the Premises, Tenant agrees and promises, unless landlord otherwise provides in writing, as follows:</p> <ol style="list-style-type: none"> 1. To use the Premises for residential purposes only for Tenant and Tenant's immediate family. 2. To NOT make or permit use of the Premises for any unlawful purpose, or any purpose that will injure the reputation of the Premises or the building of which they are a part. 3. To NOT use or keep in or about the Premises anything that would adversely affect coverage of the Premises or the building of which they are a part under a standard fire or extended insurance policy. 4. To NOT make excessive noise or engage in activities which unduly disturb neighbors or other tenants in the building in which the premises are located. 5. To NOT permit in or about the Premises any pet unless specifically authorized by Landlord in writing. 6. To obey all lawful orders, rules and regulations of all governmental authorities and, if a condominium, any condominium association with authority over the premises. 7. To keep the Premises in clean and tenantable condition and in as good repair as on the first day of the lease term, normal wear and tear excepted. 8. To maintain a reasonable amount of heat in cold weather to prevent damages to the premises, and if damage results from Tenant's failure to maintain a reasonable amount of heat, Tenant shall be liable for this damage. 9. Unless Tenant has received specific written consent from Landlord, to NOT do or permit any of the following: <ol style="list-style-type: none"> a. Paint upon, attach, exhibit, or display in or about the Premises any sign or placard. b. Alter or redecorate the Premises. c. Drive nails, tacks, and screws or apply other fasteners on or into any wall, ceiling, floor, or woodwork of the Premises. d. Attach or affix anything to the exterior of the Premises or the building in which it is located. 10. To NOT permit any guest or invitees to reside in the Premises without prior written consent of Landlord. 11. To be responsible for all acts of negligence or breaches of this Agreement by Tenant and Tenant's guests and invitees, and to be liable for any resulting property damage or injury. 12. To NOT assign this Agreement nor sublet the Premises or any part thereof without the prior written consent of Landlord. If Landlord permits an assignment or a sublease, such permission shall in no way relieve Tenant or Tenant's liability under this Agreement. 13. To vacate the Premises at the end of the term, and immediately deliver the keys, garage door openers, parking permits, etc., and the Tenant's forwarding address to the Landlord.
PETS GOVT. REG.	
MAINTENANCE	
IMPROVEMENTS	
GUESTS NEGLIGENCE	
VACATION OF PREMISES	
RULES	Landlord may make additional reasonable rules governing the use and occupancy of the Premises and the building in which they are located. Tenant acknowledges the rules stated above, and acknowledges receipt of any additional rules prior to signing this Agreement. Any failure by Tenant to comply with the rules is a breach of this Agreement.
DAMAGE BY CASUALTY	If the Premises are damaged by fire or other casualty to a degree that renders them untenable, Tenant may move out unless Landlord promptly proceeds to repair and rebuild. Tenant may move out if the repair work causes undue hardship. If Tenant remains; rent abates to the extent Tenant is deprived of normal full use of the Premises, until the Premises are restored. If repairs are not made, this Agreement shall terminate. If the Premises are damaged to a degree which does not render them untenable, Landlord shall repair them as soon as reasonably possible.
CODE VIOLATIONS	The Premises, and the building of which they are a part, are NOT currently cited for uncorrected building or housing code violations unless a copy of any such notices of uncorrected code violations are attached to this Agreement. The Premises do NOT contain any of the following conditions adversely affecting habitability unless listed under Special Conditions: No hot or cold running water, plumbing or sewage disposal facilities not in good operating order, unsafe or inadequate heating facilities (incapable of maintaining at least 67°F in living areas), no electricity, electrical wiring or components not in safe operating condition, or structural or other conditions that are substantially hazardous to health or safety.
SMOKE DETECTOR	Wisconsin law requires that the Landlord maintain any smoke detectors located in any building common areas. State law further requires that THE TENANT MUST EITHER MAINTAIN ANY SMOKE NOTICE DETECTOR ON THE PREMISES, OR GIVE THE LANDLORD WRITTEN NOTICE WHENEVER A SMOKE DETECTOR ON THE PREMISES IS NOT FUNCTIONAL. The Landlord shall provide, within five days of receipt of any such notice, any maintenance necessary to make that smoke detector functional. MAINTENANCE SHALL INCLUDE THE PROVISION OF NEW BATTERIES, AS NEEDED.
AGENCY NOTICE	Tenant understands that any property manager, rental agent or employees thereof are representing the Landlord's interests and owes duties of loyalty and faithfulness to the Landlord. They also are, however, obligated to treat all parties fairly and in accordance with fair housing and other applicable laws and standards.