

# RIPPLE MANAGEMENT

www.ripplerents.com

- Robert Hammerly "Spanish"
- Kevin Vesper
- Julio Martinez "Spanish"
- \_\_\_\_\_

**3801 Regent Street, Madison, WI 53705**

Lower Level of the Hoyt Square Building  
24-Hour Drop Box at Office by Entrance  
(608) 238-2044 / (608) 238-4319 Fax

## \$50

Required Application Fee  
**NON-REFUNDABLE.**

### Apartment Application

Date:	Rent Includes: <input type="checkbox"/> Heat <input type="checkbox"/> Electric <input type="checkbox"/> Water <input type="checkbox"/> Other:	
Unit Number:	Property Address:	
Rent: \$	Security Deposit: \$	Lease Term From: ___/___/___ Lease Term To: ___/___/___

Person(s) to Occupy Property	Birth Date	Social Security # (18 & Older only)	Relationship
1			
2			
3			
4			
5			

Pets must be approved by Ripple Management. **No visiting pets.**

Pet(s) Type:	Pet(s) Description:	Pet(s) Age:	Pet(s) Weight:
How did you hear about us? <input type="checkbox"/> Craigslist <input type="checkbox"/> Zillow <input type="checkbox"/> Trulia <input type="checkbox"/> Hot Pads <input type="checkbox"/> RippleRents.com <input type="checkbox"/> Humane Society <input type="checkbox"/> Yard Sign <input type="checkbox"/> Google <input type="checkbox"/> EPIC web <input type="checkbox"/> Transfer <input type="checkbox"/> Referral <input type="checkbox"/> Other:			

### Housing References: Last 2 Years (if necessary attach additional information)

Name(s) on Lease:			
Present Address:		Are you being evicted? <input type="checkbox"/> YES - <input type="checkbox"/> NO	
City:	State:	Zip Code:	How Long: Lease Expiration Date:
Landlord:	Landlord Phone:	Fax #:	Rent: \$
Name(s) on Lease:			
Previous Address:		Are you being evicted? <input type="checkbox"/> YES - <input type="checkbox"/> NO	
City:	State:	Zip Code:	How Long: Lease Expiration Date:
Landlord:	Landlord Phone:	Fax #:	Rent: \$
<input type="checkbox"/> YES <input type="checkbox"/> NO Have you ever been evicted? <input type="checkbox"/> , asked to leave? <input type="checkbox"/> , or denied renewal of a lease? <input type="checkbox"/>			
<input type="checkbox"/> YES <input type="checkbox"/> NO Have you ever had: <input type="checkbox"/> Bed Bugs? <input type="checkbox"/> Roaches? <input type="checkbox"/> Other: _____ Date: _____			
<input type="checkbox"/> YES <input type="checkbox"/> NO Do you owe past due rent or monetary obligations to your current or a previous landlord?			
<input type="checkbox"/> YES <input type="checkbox"/> NO Have you, or any other person named on this application, ever been convicted of a crime related to the disturbance of neighbors, destruction of property, drug-related felonious criminal activity or violence to people or property?			

### Employment References

Applicant's Name:	Position:	How long:
Employer:	Employer's Phone:	
Supervisor's Name:	Employer's Fax:	
Roommate's Name:	Position:	How long:
Employer:	Employer's Phone:	
Supervisor's Name:	Employer's Fax:	

### Monthly Income

Applicant: \$	Roommate: \$	Other: \$	Total: \$
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### Vehicle Information

Model:	Year:	License:	Model:	Year:	License:
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### Emergency Contact

Name:	Phone:	Address:	City:	State:	Zip:
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Receipt of the sum of \$\_\_\_\_\_, in  cash  check  money order is hereby acknowledged. This deposit is **NON REFUNDABLE**. If accepted, this sum will be applied to the security deposit due. After acceptance of this application, applicant agrees to enter into a written lease within two (2) days when the balance of the security deposit will be collected. This application will be processed in two (2) business days or less.

1. Applicant understands being accepted constitutes an unwritten MONTH-TO-MONTH lease between the parties.
2. Applicant acknowledges all applicants are subject to our processing and approval of the owner.
3. Applicant acknowledges he/she has had an opportunity to review proposed lease and rules/regulations.
4. Applicant acknowledges disclosure of an applicant's Social Security Number (SSN) is voluntary.
5. \$50 Application fee covers the cost of processing your application.
6. It is the Applicant's responsibility to view this unit BEFORE signing a lease. Contact us at (608) 238-2044 to set an appointment.

I authorize Ripple Management to contact references or credit agencies to obtain credit report to process this application

Applicant's Signature:	Phone:
Email:	Work Phone:

I authorize Ripple Management to contact references or credit agencies to obtain credit report to process this application

Roommate's Signature:	Phone:
Email:	Work Phone:

**Turn in copy of PHOTO ID(s) with application or bring PHOTO ID(s) to our office for us to copy**

**APPLICATION ACCEPTANCE STANDARDS**

Ripple Management will accept as Lessee the person who submits a complete application for an available unit, meets the standards set forth below, and agrees to abide by the rules and regulations set forth on the attached. 1. **Rent must not exceed 40% of the applicant's gross monthly income.** Income must be stable and there must be a reasonable expectation employment will continue during the course of the lease. 2. **Employment will be verified.** If qualifying income is from employment, the applicant must have been employed at the current job for at least six (6) months. 3. You must indicate the name, address, and phone number of your current landlord as well as your previous landlord. Both will be contacted to rate you as a tenant, your behavior, and neighbor interactions. Your last two addresses are of primary concern to Ripple Management. **If you have a past history of behavior that was inconsistent with either your previous landlord's rules or regulations or your neighbor's right to peaceful enjoyment of their premises, you should not apply, as Ripple Management would likely reject you based on a poor behavior reference.** 4. **A satisfactory credit report must be received from the credit bureau.** 5. **No smoking in buildings for all new leases.** Tenants who smoke must do so outside and away from other residences. 6. All pets must be approved by management before pet is brought in the apartment. Pet fee for each cat is \$20.00 and \$25.00 for each dog. Note: dogs are not permitted at some locations. 7. A pet addendum is required. Owner of the property will determine the number of pets allowed in the unit. 8. If you do not meet the above criteria, you may apply and ask to be considered for our exception criteria.

**SCREENING CRITERIA**

**ONE COMPLETE APPLICATION for each adult (18 or older).** If a line is not filled in (or the omission is deemed unsatisfactory) we will return the application to you. **IDENTIFICATION.** We require a valid photo identification—and may ask for a second piece of identification—at the time you apply for an apartment with us. **RENTAL HISTORY VERIFICATION FROM UNBIASED SOURCES.** If you are related to by blood (or marriage) to one of your previous landlords, or your rental history does not include at least two previous landlords, we will require a co-signer on your rental agreement. Qualified co-signers must meet all screening criteria. It is your responsibility to provide us with the information necessary to contact past landlords. We reserve the right to deny your application if, after a good faith effort, we are unable to verify your rental history.

**LANDLORD DISCLOSURES AND REQUIREMENTS**

1. A receipt for earnest money collected has been given to the applicant. 2. Copies of the proposed lease and regulations of the landlord have been made available to applicant for inspection. 3. I/We have been given the name and addresses of the person authorized to receive rent, manage, and maintain the premises, who can readily be contacted, and an owner or agent with an address within the state authorized to receive receipt for notices and demands, and at which service of process can be made in person. 4. I/We have been advised of my/our right to inspect the dwelling unit and notify the landlord of any damage and defect that exist before the beginning of my/our tenancy. 5. I/We have been advised of my/our right to request, in writing, a written list of the physical damage and defects, for which the landlord deducted money from the previous tenant's security deposit. 6. I/ We have been advised of utility charges not included in the rent: heat, electric, sewer and water. 7. I/We have been advised of uncorrected building and housing code violation notices on the attached list. 8. I/We have been advised the premises to contain(s) the following conditions adversely affecting habitability: no hot or cold running water; plumbing facilities not in good operating condition; sewage disposal facilities not in good operating condition; unsafe heating facilities capable of maintaining a temperature of 67 F; electrical wiring, fixtures, outlets not in safe operating condition. 9. I/We have been advised of structural or other conditions in the dwelling unit or premises that present a substantial health or safety hazard, or create an unreasonable risk of personal injury. 10. If needed, landlord promises to repair, clean or improve the premises as stated in lease addendum. 11. Security deposits may be withheld only for tenant damage, waste or neglect of the premises or the non-payment of rent, utility services or mobile home parking fees for which the landlord becomes liable, and other reasons specifically and separately negotiated and agreed to by the tenant in writing in a Nonstandard Rental Provision. **(Disclosures 12-16 are City of Madison Ordinances)** 12. A copy of notice of eligibility for rent abatement, if any, which affect the rental unit or common areas has been provided to the tenant. 13. The definition of a **family** pursuant to section 28.03(2), Madison General Ordinances is as follows: A **family** is an individual of two or more persons related by blood, marriage, or legal adoption living together as a single housekeeping unit in a dwelling unit, including foster children, and not more than four (4) roomers except that the terms family shall not in R1, R2, R3, R4A, and R4L residential districts include more than one roomer except where such dwelling unit is owner occupied. In any residential district, a family may consist of two adults and the minor children of each. Such a family may not include any roomers except when the dwelling unit is owner occupied. For the purpose of this section, **children** are natural children, grandchildren, legally adopted children, stepchildren, foster children, or a ward as determined in a legal guardianship proceeding. Up to two (2) personal attendants who provide services for family members or roomers who, because of advanced age or a physical or mental disability, need assistance with activities or daily living shall be considered part of the family. Such services may include personal care, housekeeping, meal preparation, laundry, or companionship.

**OCCUPANCY REJECTION NOTICE**

Date \_\_\_\_\_ Address of residence applied for \_\_\_\_\_ After carefully reviewing your application, we regret to inform you that at this time we cannot approve your application for occupancy. Our decision was based on one or more of the following criteria: incomplete application, unable to process; falsification of information provided on application; applicant(s) did not score adequate points (80) in housing, credit, eviction, income & criminal references; a poor credit history; a history of violations of the terms of current or previous rental agreements; a court-ordered eviction in the past three years; a history of disruptive behavior; a history of destructive behavior; a history of criminal behavior. Our information may have been based in whole or part on information obtained in a report from the consumer reporting agency listed below. You have a right under the Fair Credit Reporting Act to know the information contained in your credit file at the consumer-reporting agency. The reporting agency played no part in our decision and is unable to supply specific reasons when we have denied renting to you. Credit Reporting Agency: **TransUnion Consumer Solutions, P.O. Box 2000, Chester, PA 19022-2000. 1-800-916-8800.** If you wish to discuss the reason for your rejection, please respond in writing within 60 days from the date of this notice to request a meeting. If your rejection was based on credit worthiness, you are entitled to a copy of your credit report. You may obtain a copy of your credit report from the Consumer Reporting Agency listed above. Responding to this notice does not preclude from exercising other avenues if you do not agree with this decision. Should circumstances change in the future, we would gladly consider a new application for placement on our waiting list.

**EQUAL OPPORTUNITY POLICY STATEMENT**

As a company, it is Ripple Managements policy to comply with local, state, and federal fair housing laws. These shall not be influenced by the home seeker's race, color, sex, handicap, sexual orientation, religion, student status, arrest or conviction record, less than honorable discharge from military service, political beliefs, or marital status of the person maintaining a household, lawful source of income, age, ancestry, national origin or familial status. **If at any time during your relationship with this firm, you believe that you have not received equitable service, we strongly encourage you to notify: Tom Ripple, President, Ripple Management, 3801 Regent Street, Madison, WI 53705 (608) 238-2044.** Do you request a written refusal if not accepted? YES NO

**We do not expect that there will be any problems, but we would like the opportunity to correct any that you feel might exist.**

**FOR OFFICE USE ONLY**

**EMPLOYMENT REFERENCE CHECK:**

EMPLOYER #1: Supervisor's Name \_\_\_\_\_

EMPLOYER #2: Supervisor's Name \_\_\_\_\_

How long have they been with your company: \_\_\_\_\_ Likely to cont.: Y - N

How long have they been with your company: \_\_\_\_\_ Likely to cont.: Y - N

Income amount: \_\_\_\_\_ Match application amount: Y - N

Income amount: \_\_\_\_\_ Match application amount: Y - N

The position is: FULL-TIME PART-TIME

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**HOUSING REFERENCE CHECK:**

HOUSING #1: Respondent \_\_\_\_\_ Phone \_\_\_\_\_

HOUSING #2: Respondent \_\_\_\_\_ Phone \_\_\_\_\_

Amount paid for rent: \_\_\_\_\_ Match application amount: Y - N

Amount paid for rent: \_\_\_\_\_ Match application amount: Y - N

Lease start/end date: \_\_\_\_\_

Lease start/end date: \_\_\_\_\_

Is/was rent paid on time: Y - N How often was rent paid late: \_\_\_\_\_

Is/was rent paid on time: Y - N How often was rent paid late: \_\_\_\_\_

Any pest/bed bug problems: Y - N Have you had any complaints: Y - N

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Any court actions or 5-day notices: Y - N

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Are/were there any problems other than nonpayment of rent specifically related to noise/disturbances, guests, children, drugs, housekeeping, police calls, etc? If yes, explain.

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Would you rent to them again or if current tenant did you offer renewal: Y - N

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