

SIDELLO PROPERTY SERVICES

4864 S 10th Street

Milwaukee, WI 53221

Ph: 414-482-7476 ext 23

Fax: 414-482-7486

Email: la@sidelloproperty.com

Rental Application Policy

Sidello Property Services management will verify the following information on all rental applications for residential housing;

1. Run a criminal background check.
2. Verify rental history for the past year and get reference from current landlord and past landlord if less than 12 months.
3. Run credit scores.
4. Verify employer and amount of income.
5. Require a minimum of 1 form of photo identification from each applicant.

The Following are grounds for denying a rental agreement.

1. Sexual offenders and individuals convicted of manufacturing or distributing a controlled substance as defined in sec. 102 of the Controlled Substances Act (21 U.S.C 802) will be automatically denied. If you have been convicted of another crime that shows a demonstrable risk to tenant safety and/or property within the past six (6) years your application will be denied after consideration of the nature and severity of the crime and the amount of time that has passed since the criminal conduct occurred.
2. Prior Evictions.
3. Poor credit history.
4. No verifiable ability to pay rent.
5. False information on the application.
6. Number of tenants exceeds reasonable occupancy limits.

I/We have applied for an apartment and hereby authorize you to release to Sidello Property Services the requested information on the attached / following form concerning:

1. Rental verification including date of residency, rent paid, outstanding balances, questions regarding security deposit, payment history, behavior, and evictions.
2. Employment history, dates, titles, income, hours worked.

**I HAVE READ AND UNDERSTAND THE ABOVE POLICY AND
GROUNDS FOR DENIAL OF APPLICATION**

Signature: _____

Signature: _____

APPLICANT SCREENING CRITERIA

Applicant Name: _____ Date: _____

Co-Applicant Name: _____ Date: _____

The Applicant Screening Criteria below sets forth both the minimum requirements that must be met in order for your rental application to be accepted and what may cause your application to be denied. Screening criteria is used to assist in the evaluation of each rental application.

REQUIREMENTS:

1. **APPLICATION:** Each adult eighteen (18) years of age or older must complete a rental application in its entirety. Your application will be denied if all portions are not fully completed. If you misrepresent any information on the rental application your application will be denied.
2. **PERSONAL IDENTIFICATION:** You must provide two (2) forms of personal identification one of which must contain a photo.
3. **RENTAL HISTORY:** You must provide contact information for both your current and prior landlord. Your application will be denied if, after making a good faith effort, your current and prior landlord cannot be contacted to verify your rental history. If your current or prior landlord report that you or your guests or invitees engaged in behavior in violation of your rental agreement including, allowing persons not listed on your rental agreement to reside with you, and/or failure to give your landlord proper notice to vacating, your application will be denied. If you previously owned a home you must provide contact information for the Mortgage Company, if applicable, as well as proof of ownership.
4. **PRIOR EVICTIONS:** If a judgment of eviction has been entered against you within the last five (5) years your application will be denied.
5. **INCOME:** If you are employed your income must be verifiable. You must provide contact information for any and all employers for any job that you would like to be considered. Your application will be denied if, after making a good faith effort, your employer cannot be contacted to verify your income. You must also provide acceptable written documentation including, but not limited to, a paycheck stub dated within the last 30 days or your most recent tax records. If you are self-employed you may have to provide a business license, tax records, bank records, and/or client references.
6. **FINANCIAL BACKGROUND:** Your application will be denied if a money judgment has been entered against you within the last five (5) years and you have not satisfied the judgment by paying all monies owed. Your application will also be denied if your credit report indicates that you have an account that is past due more than sixty (60) days. If you have only one minimally past due account your application may still be considered if a reasonable explanation for the delinquency is provided. Credit scores below 590 will be denied.
7. **CRIMINAL CONVICTIONS:** If you have been convicted of manufacturing or distributing a controlled substance as defined in sec. 102 of the Controlled Substances Act (21 U.S.C. 802) your application will be denied. If you have been convicted of another crime that shows a demonstrable risk to tenant safety and/or property within the past six (6) years your application will be denied after consideration of the nature and severity of the crime and the amount of time that has passed since the criminal conduct occurred. Additional factors may also be considered on a case-by-case basis. You should provide any mitigating information or documentation that you would like to be considered regarding any prior conviction along with your application.

I HAVE READ AND UNDERSTAND THE ABOVE SCREENING CRITERIA.

Applicant Signature

Date

Co Applicant Signature

Date

Rental Application

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Commercial

Address: _____
Rent: _____

Date: _____

Special Conditions: _____

PERSONAL INFORMATION

Applicant's Name: _____ DOB: _____ SSN: _____
Home Address: _____ How Long: _____
Email Address: _____ Phone No: _____
Business Name: _____
Present Business Address: _____
Nature of Business: _____
Number of years in Business: _____ Annual Business Income: _____
Rent Amt: _____ Present Landlord: _____ Phone No: _____

Have you Ever:

Filed for bankruptcy: _____ Been evicted from tenancy: _____ Willfully or intentionally refused to pay rent
when due: _____

Co-Applicant's Name: _____ DOB: _____ SSN: _____
Home Address: _____ How Long: _____
Email Address: _____ Phone No: _____
Business Name: _____
Present Business Address: _____
Nature of Business: _____
Number of years in Business: _____ Annual Business Income: _____
Rent Amt: _____ Present Landlord: _____ Phone No: _____

Have you Ever:

Filed for bankruptcy: _____ Been evicted from tenancy: _____ Willfully or intentionally refused to pay rent
when due: _____

EMPLOYMENT / INCOME INFORMATION

Applicant's Employer: _____ Starting Date: _____
Address: _____ City: _____ State: _____ Zip: _____
Position Held: _____ Mo. Income: _____ Supervisor: _____ Phone
No: _____

Co-Applicant's Employer: _____ Starting Date: _____
Address: _____ City: _____ State: _____ Zip: _____
Position Held: _____ Mo. Income: _____ Supervisor: _____ Phone
No: _____

CREDIT REFERENCES

Bank: _____ Type of Account: _____
Bank: _____ Type of Account: _____
Bank: _____ Type of Account: _____
Bank: _____ Type of Account: _____

EMERGENCY CONTACT

(Applicant) In case of a personal emergency, notify: _____
Relationship: _____ Phone No: _____
Address _____ City: _____ State: _____ Zip: _____

(Co Applicant) In case of a personal emergency, notify: _____
Relationship: _____ Phone No: _____
Address _____ City: _____ State: _____ Zip: _____

I hereby apply for rental of premises described as: _____

Rent Amount: _____ Date Required: _____

I (we) hereby apply to lease the above described premises for the term and conditions above set forth and agree that the rental is to be payable on or before the 1st day of each month in advance. As an inducement tot he owner/agent of the property and to the agent to accept this application. I (we) warrant that all statements above set forth are true: however, should any statement made above be a misrepresentation or not a true statement of facts the application may be rejected without stating any reason for doing so and I/we waive any claim to damages.

I/We recognize that as a part of the owner/agent procedure for processing the application, and investigate consumer report and/or criminal report may be prepared whereby information is obtained through personal interviews with my current landlord, friends, and others with who I/We may be acted. This inquiry includes information as to my credit character, general reputation, criminal investigation, personal characteristics and mode of living.

My rental of said premises is to be limited to use and occupancy by family of size and description above without any right on my part to sublet all or any of said premises. I authorize you to contact any references that I have listed above as well as **authorize Sidello Property Management to conduct a credit check through Equifax or TransUnion.**

This above information, to the best of my knowledge, is true and correct.

Signature of Applicant

Date

Signature of Co-Applicant

Date

Note: A security deposit is required from every tenant against damage or loss to the premises, and said security deposit CANNOT be used for the last month's rent