



## Rental Application Policy Statement

*Reliant Real Estate Services abides by the Federal Fair Housing Act and will not discriminate based on race, color, ancestry, national origin, age, creed, religion, disability, familial status, marital status, gender identity, sexual orientation, lawful source of income, or status with regard to public assistance.*

1. Applicant must submit a signed and fully completed rental application including all contact names and phone numbers.
2. All applicants 18 years of age and older must submit a separate application for residency. All individuals under the age of 18 must be listed on the application. All occupants, regardless of age, must be named on the lease.
3. Occupancy is limited to two persons per bedroom.
4. Monthly rent for the dwelling may not exceed 40% of the applicant's gross income. If rent exceeds 40% of the applicant's gross income, a qualified co-signer will be required.
5. Proof of any lawful source of income must be supported by current documentation at the time of application.
6. Satisfactory rental reference history is required with a landlord other than a friend or family member. A qualified co-signer will be required for all first-time renters.
7. Applicants who have been evicted from housing within the past (5) years will not be approved.
8. Applicants who retain an outstanding balance due to a landlord or property management company will not be approved.
9. Applicant must have a sufficient credit rating, showing timely payments of all credit transactions. All previous addresses and inquiries appearing on the credit report will be investigated.
10. No accepted applicant will receive keys to any dwelling until: (1) a full security deposit is paid, and (2) the first month's rent is paid in full.
11. Applicants may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at (608) 240-5830.

*By returning a completed application, you authorize Reliant Real Estate Services to consult past and present employers, other sources of income, past and present landlords, credit references through a credit reporting agency, and court records to determine eligibility under Reliant Real Estate Services' Rental Application Policy Statement.*

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