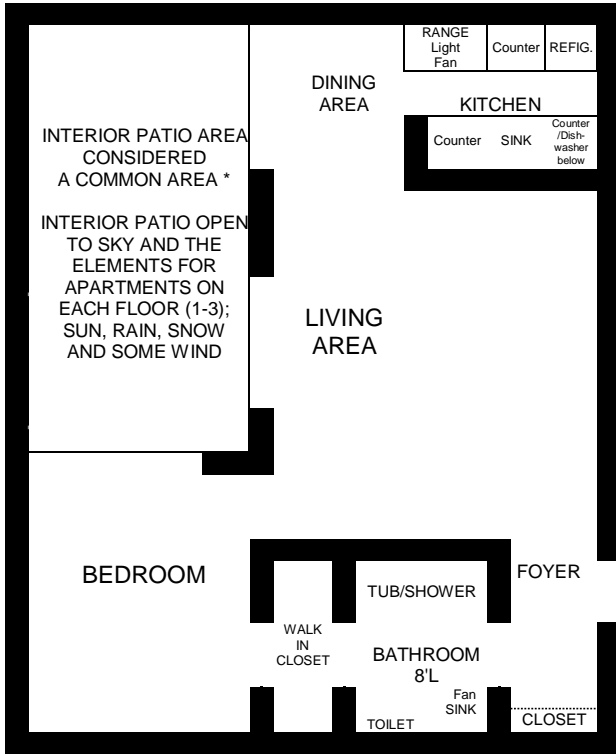
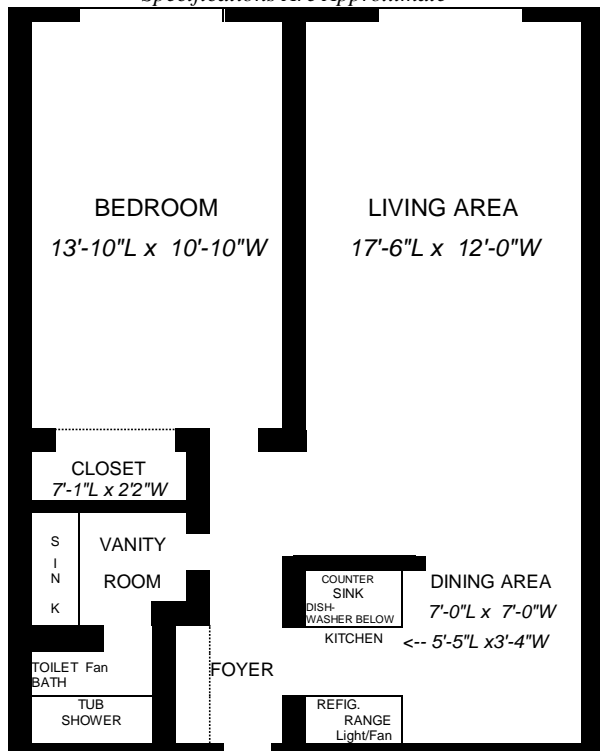


Typical Interior One Bedroom
Overall Square Footage ~575



* Patio access is available to tenant of apartment on first floor only, and may only be used if tenants located above in the apartments on the second and third floors are not disturbed or bothered in any way, all according to Landlord's sole discretion. Tenant of Apt. #102 is responsible for making sure patio and its drain is always free and clear of any/all debris, paper, leaves, twigs, or any other item that could partially or fully block drain.

Typical One Bedroom
Overall Square Footage ~575
Specifications Are Approximate



← Peel away left edge in order to separate first sheet, and submit second sheet. Apartment Application.

The Building

Located along North Oakland Avenue on Milwaukee's Upper East Side, 3055 N. Oakland is situated within one block of the University of Wisconsin-Milwaukee. Both Indoor Garage and Outdoor Off-Street on-site parking are available for rental. Laundry facilities are right on the premises; there are three washers and three dryers, all coin operated. Landlord requires an initial year rental agreement, security deposit and proof of income.

Occupancy Parameters: One Bedroom: Up to 2 adults and 1 minor (2nd adult pays \$50.00 additional rent per month†). Two Bedroom: Up to 3 adults (3rd adult pays \$95.00 additional rent per month†) or 2 adults and 2 minors. Adult: 18 years of age or older. Minor: Under the age of 18.

Pets: Landlord allows only fish or birds as pets. Sorry, no dogs or cats are permitted, except for a Service or Assistance animal such as a Seeing-Eye™ dog, with third party documented proof required from a certified medical or health care provider where such provider must document and verify the connection between the person's condition and the need for a Service or Assistance animal. Misrepresentation(s) by the applicant to the landlord regarding this policy is subject to both civil and criminal pursuit of prosecution for such misrepresentation(s).

The Apartments

Utilities included are heat, hot and cold water, and gas for the range†. Each resident pays his/her own electric; which is estimated at \$35-45 for a 1-Bedroom and \$45-55 for a 2-Bedroom, per month, based on judicious use, i.e. turning off lights not used, etc. and not including AC use; each unit has its own meter.

The apartments are carpeted in the living area and bedroom(s), and include a refrigerator, gas range, and a garbage disposer in the kitchen; most have a dishwasher and/or microwave oven.

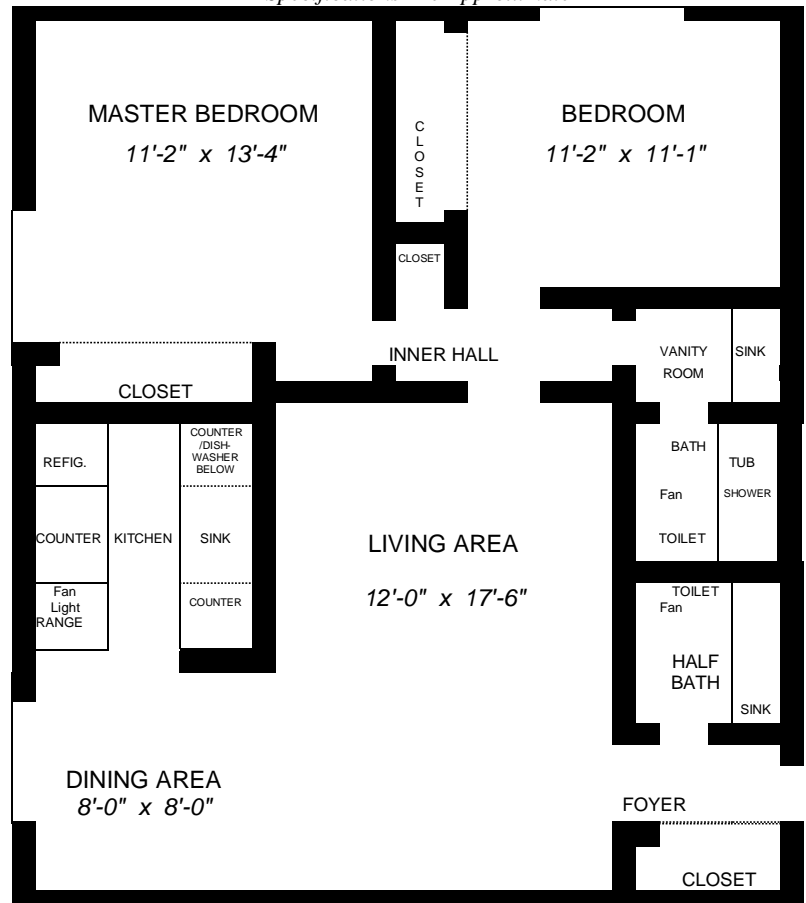
Each bathroom has a ventilation fan.

The apartments have landline telephone and cable wires/ports; resident is responsible for all subscription services and all telephone and cable wire(s)/port(s) functioning.

An Air Conditioner unit is built in, and tenant is responsible for changing the AC filter once a month during use, and for the use of electricity.

† Additional rent tied to adult occupancy is based on an economic model to account for additional use of these utilities according to the number of adults in tenancy.

Typical Two Bedroom
Overall Square Footage ~750
Specifications Are Approximate



Instructions ▪ Application and Rental Process

- 1 After applicant has been shown the actual apartment to be rented, and after applicant has read and agreed to the Residential Rental Agreement (RRA), Nonstandard Rental Provisions (NRP) and the Resident Handbook (RH), applicant may proceed to complete the Apartment Application (AA) form located within this publication. A sample copy of the RRA, NRP and RH is available online at: daycompanymilwaukee.com, or is located at the building to be read and reviewed at the table in the general common area room. Each person who will occupy the apartment must complete a separate application and each must sign a separate RRA, except for minors in the company of an adult. One applicant shall not be contingent upon another; each applicant is jointly and severally responsible.
- 2 Each individual applicant's gross income (income can include the financial value of scholarship(s) funds; tuition and/or living expenses given or reimbursed to applicant from an educational institution and/or third party, i.e. family; etc.) must be at least equal to three times (3x) the total yearly rental payments. For example, with a 1-bedroom rental at \$795 (add the amount for parking if you want to request parking) per month: $\$795 \times 12 = \$9,540 \times 3 = \$28,620$ yearly income required. The apartment applicant and the Cosigner must be able to prove their income and sources of income by attaching to this application a copy of their pay stub, bank statement or another form of written proof from a 3rd party as to earnings/income record or financial position. Income sources and assets must be subject to USA jurisdiction, i.e. located in the USA.
- 3 If applicant can't meet the above-noted income requirements listed above under "2", including providing proof, landlord will require that applicant have a Cosigner in order to guarantee the rental obligations and the Cosigner must complete the corresponding **Cosigner Apartment Application**. A Cosigner must have a gross annual income at least equal to four times (4x), or three times (3x) if a Cosigner is a tenant, the total yearly rental payments. Cosigner must be subject to USA jurisdiction, i.e. located in the USA.
- 4 A Cosigner assumes full responsibility for the rental, but does not live in the apartment, nor is entitled to a set of keys. A Cosigner is only considered a tenant if the Cosigner meets the above-noted requirements, submits an AA and is listed as **tenant** on the LA/NRP, all subject to landlord's sole discretion and approval.
- 5 As an alternative to points "2" and "3" above, applicant may submit a deposit at least equal to two times (2x) the monthly rental on the apartment. For example, for a 1-Bedroom rental at \$795.00 (add the amount for parking, if you request parking) per month, then the deposit required would be $\$795.00 \times 2 = \$1,590.00$.
- 6 Once applicant has fully completed the necessary forms: LEAVE a copy of this application(s) at the building. Please call ahead to telephone 414 964 8100, so landlord can arrange to meet applicant in person at the building. Or SEND a copy of this application(s) by U.S. Mail to: Day Company, Post Office Box 170706, Milwaukee, WI 53217-8061. Applicant may scan in or photograph applicant's application as a digital document and send via e-mail as an attachment to the e-mail: daycompany@gmail.com.
- 7 Applicant must submit at least a \$100.00 earnest money deposit with the original **SIGNED** application in order to demonstrate that applicant is serious about renting the apartment. Payment must be in the form of **Cashier's Check only (NO CASH)**, payable to **Day Company**. If there is more than one applicant, each applicant shall submit at least \$100.00 earnest money deposit, but one shall not be contingent upon the other; each person is jointly and severally responsible for the full deposit. Applicant may make arrangements for an electronic payment; please contact landlord for the details in arranging an electronic payment transfer. If someone other than the tenant or cosigner submits a deposit (Third or Fourth Party, i.e. friend or acquaintance of Applicant), or any other payment, on behalf of the tenant, then such other party shall be equally responsible as the tenant for the amount submitted.
- 8 Applicant shall submit a copy of an official photographic identification. Forms of acceptable photographic identification are a State Driver's License, a State Issued Official Identification, Military Issued Identification, or a Passport. Applicants of foreign citizenship shall submit a copy of their Passport photograph and personal details page(s).
- 9 **CAUTION:** If applicant submits this application with a deposit for an apartment and then decides not to occupy it, or fails to complete the Residential Rental Agreement, including failure to sign it, or obtain a Cosigner when necessary, applicant agrees that such deposit shall be considered a RE-RENTING FEE as part of the mitigation of damages in re-renting the apartment. Applicant agrees that applicant is responsible for any actual rent and/or other damages until the apartment can be re-rented based on a new, year-long rental term period and the terms of RRA. Submitting an application, or a deposit, does not necessarily entitle the applicant to the apartment. Approval is at landlord's sole discretion. If Landlord approves application, applicant is responsible for the apartment.
- 10 The landlord requires one to ten (1-10) business days (Monday through Friday, excluding Holidays), from the day we receive applicant's fully completed application, and any supporting documentation required, with **Cashier's Check Payment deposit**, in order to review and act on it. **Applicant may not cancel or withdraw the application during this time period, since the apartment maybe considered off the market during review.**
- 11 If landlord approves applicant's application, then applicant must remit the balance of the security deposit (security deposit equal to one month's rent, less the earnest money deposit amount paid per point #7 with the Apartment Application) and the first month's rent with a signed Residential Rental Agreement and Nonstandard Rental Provisions.
- 12 If applicant's application is denied by landlord, the entire deposit amount will be returned to applicant within seven (7) business days from the date of landlord's decision. It will be sent via U.S. Mail to the applicant's "Current street address" listed on the apartment application.
- 13 Within 7 days of the start of tenancy, tenant may request, in writing, that landlord provide to tenant a list of physical damages or defects, if any, charged to prior tenant's deposit.
- 14 If applicant occupies an apartment (by properly completing the paperwork and signing a Residential Rental Agreement) and joins a tenant who is already an existing tenant in the apartment, applicant understands and agrees that applicant accepts the physical and cleanliness condition of the apartment as it was when the existing tenant received the apartment from the landlord. Applicant must obtain copies of "move in" records from the person staying in the apartment and assumes full responsibility for returning the apartment in good order accordingly. Likewise, if and when the time would come that someone would join applicant in the apartment, applicant also accepts these conditions of assuming responsibility for the condition of the apartment from the earliest original move in date. Nothing in this paragraph shall be understood as impairing landlord's right to account/deduct from the deposit.
- 15 Applicant agrees that a digital signature, including the transmission of the form via e-mail as acceptance, and shall be valid for these forms and on all subsequent forms and documents used, and that a scanned image, or electronic document, shall also be valid.
- 16 Applicant shall make a copy of the completed application before submitting it, i.e. scanning, or taking a picture with your cellphone.
In This Publication, if they appear: "I", "Your", "You", "My" means "Applicant", including any Cosigner or Third of Fourth Party as defined herein; once application is approved by Landlord, Applicant is responsible for the apartment; "Us", "We", "Our" means "Landlord". © ~01-20-1999 Original, 10-07-2015 Revised; Publication 04.

Apartment Application

Carefully read the instructions that are on Page 2. 05-21-1996 Form 05.

NONSTANDARD RENTAL PROVISIONS

Please print clearly.

Full First Name	Full Middle	Full Last	Rental Starts month/day/year	Rental Ends <small>must be last day of month</small> Month Day Year	1 or 2 bedroom Apt. # _ _ _ Rate \$ _ _ _ .00	Does applicant want parking? <input type="checkbox"/> Yes <input type="checkbox"/> No Rate \$ _ _ _ .00 <input type="checkbox"/> Indoor <input type="checkbox"/> Outdoor <input type="checkbox"/> Off-street	Date of application
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E-mail address: _____

Current street address (residence)	City, state	Postal/ zip code	Country If outside USA	Dates at address month/day/year From: Through: Reason for leaving:	Rental Manager Tel.#	Does applicant require parking in order to want rent the apt? <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Social Sec # <input type="checkbox"/> Passport #
Last address (residence)	City, state	Postal/ zip code	Country If outside USA	Dates at address month/day/year From: Through: Reason for leaving:	Rental Manager Tel.#	Applicant's current tel. # Home: () _ _ - _ _ _ Cell: () _ _ - _ _ _	Date of birth
Next last address (residence)	City, state	Postal/ zip code	Country If outside USA	Dates at address month/day/year From: Through: Reason for leaving:	Rental Manager Tel.#	If it was offered, would applicant like a fitness center at the building? <input type="checkbox"/> Yes <input type="checkbox"/> No	Does applicant smoke? <input type="checkbox"/> No <input type="checkbox"/> Yes

In the event landlord would need a Cosigner, please list the name of someone who would (See "Instructions")	What is applicant's relationship to Cosigner(s)?	Will there be another person living with applicant now-joining applicant later?	Their Name	Do you have/ own a pet(s)? <input type="checkbox"/> Yes <input type="checkbox"/> No	List any & all pets applicant has or owns:
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Has applicant ever filed for bankruptcy? No Yes

Has applicant ever been convicted of a misdemeanor crime? No Yes

Has applicant ever been evicted from a rented premise? No Yes

Has applicant ever been convicted of a felony crime? No Yes

How did applicant find out about 3055 N. Oakland?	(A) Walked By	(B) Ad/Publication Which Ad/Pub.?:	(C) A 3055 N. Oakland Resident; Which One?	Does applicant know of anyone who lives, has lived, or is applying/applied at 3055 N. Oakland? <input type="checkbox"/> Yes <input type="checkbox"/> No	Their Names	How long does applicant plan on living at 3055 N. Oakland?
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All name(s) of adult(s) (18 years of age or older) who will occupy apartment:	Name:	Age:	All name(s) of minors (Under the age of 18) who will occupy apartment:	Name:	Age:
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Employment, Financial & Educational Information † Attach a copy of applicant's pay stub or other proof of earnings/income here. ---->

Current employer:	Street address	City, state	Postal/ zip code	Country If outside USA	(area code)/ Telephone	Position:
Supervisor:						Dates in this position (month/year) From: Through:
Monthly Earnings ‡:						
Immediate past employer:						Position:
Supervisor:						Dates in this position (month/year) From: Through:
Monthly Earnings						
Applicant's bank name:						Acct. #:
Savings or Checking (Circle)						Other Acct.: &#:
Last educational institution attended:						Field of Study
Dates attended:						Degree earned:
Educational institution attending or will attend (if applicable)						Field of Study
From (month/year): To (month/year):						Planned month/year of completion:
Total yearly gross income ‡	Applicant's income (salary)	Other income*	Source of "Other income" (describe or list)			
\$ =	\$ +	\$ ---->				
Major or bank credit card name	Department store/retail charge/credit card name			Gas or oil charge or credit card name		

* Include income from interest, savings, support from applicant's family, etc.; alimony, separate maintenance/child support need not be revealed if applicant does not wish to rely on it.

Personal References (Please list three [3] individuals other than close relatives [immediate or extended family] and employers.)

First Name	Last Name	Street address	City, state	Postal/Zip code	Country-If outside USA	(Area Code) Tel.	Relationship
1.							
2.							
3.							

Relative (To be notified in case of an emergency; please list an immediate family member, i.e. spouse, father, mother, brother, sister, son or daughter.)

First Name	Last Name	Street address	City, state	Postal/Zip code	Country-If outside USA	(Area Code) Tel.	Relationship

Parking Space (Complete only if applicant is interested in a parking space. Note: applying at a later date may mean a higher rate, plus incur a fee.)

1. If the space is available at the time of this application, applicant would like to take: Indoor Garage Parking Outdoor Off Street Parking

2. Applicant owns a: Car Motor Bike/Cycle Sport Utility Other: _____ Driver's License #: _____

3. Please provide the: Make: _____ Model: _____ Year: _____ License Plate #: _____

Applicant understands this is an application for an apartment rental and has read all pages, which are the Terms and Conditions of application. Landlord may undertake at any time a credit and background investigation of person signing below, including any history and character. Information may be exchanged now and in the future between all relevant parties deemed so by Day Company. All information on this form is true, complete and correct to the best of applicant's belief and knowledge and that if any information provided is found to be untrue, incomplete or misleading, this will be cause for landlord to reject the application or terminate the tenancy, even after occupancy of the apartment. A 60-day written notice is required at the end of the rental term or at any time thereafter. Landlord makes no promises of any aesthetic improvement to the apartment. Applicant must maintain personal property, liability, accident insurance at all times; landlord is not responsible for damage, injury or loss, not due to landlord's negligence; presumption is landlord is not negligent. All rental payments are due in advance on or before the 1st of the month; check or money order payable to Day Company. No cash payments are accepted. Applicant certifies Applicant was shown the apartment indicated above, or any subsequent to which Applicant is shown, furnished for inspection a copy of the Residential Rental Agreement, Nonstandard Rental Provisions and Resident Handbook, the "Terms and Conditions", and Applicant agreed to them **before** Applicant gave a deposit or submitted an application. If Applicant has a Cosigner, Applicant certifies that Applicant has read the Terms and Conditions on behalf of such Cosigner. **CAUTION:** If Applicant fails to complete the Residential Rental Agreement and/or occupy the apartment, Applicant is liable for rent for the apartment until it can be re-rented pursuant to the Terms and Conditions, and the DEPOSIT herewith shall be treated as a RE-RENTING FEE.

Handwritten Signature: _____ **Printed Name:** _____

Applicant MUST complete this section which authorizes Landlord to establish electric service in the tenant's name at the indicated address.

Applicant hereby agrees to establish electric service in applicant's name. Applicant also authorizes Landlord to establish electric service in applicant's name at the address indicated above for the apartment that landlord indicates, and such authorization will apply from the "Starting" through the "Ending" date of the Residential Rental Agreement, and applicant hereby direct We Energies, or whichever other name of the utility company that provides service at the indicated address, to comply with this authorization without delay and without any conditions, contingencies or any other factor that would prevent the landlord from placing service in applicant's name for applicant's tenancy. NOTE: Failure of tenant to call the utility to establish service or sign this section does not prevent landlord from establishing electric service in tenant's name.

Applicant Handwritten Signature: _____ Printed Name: _____

© Day Co. 11-16-2010 Original, Form 23; Part of Publication 04

Cosigner Apartment Application 3055 N. Oakland Ave. Milwaukee, WI 53211 Return form to: Day Co., PO Box 170706, Milwaukee, WI 53211

Form with fields for Full First Name, Full Middle Name, Full Last, Social Security #, Date of birth, Name of Person For Whom You Are, Relationship, Co-Signing, Current street address, City, State, ZIP code, Years at current address, Years at previous address, Spouse's Name, Date of this application, Previous street address, City, State, ZIP code, Telephone no., Cell, Home, Best time to call, E-mail address.

Please attach to this form a copy of your pay stub or other written proof from a 3rd party as to your earnings/income.

Employment, Financial and Educational Information

Table with columns: Company/Organization name, Street Address, City, State, ZIP, Area Code, Telephone, Position, Monthly Salary, Bank Name, Account No., Last School Attended, Dates Attended, Area of Study, Degree Earned, Yearly Income, Other Income*, Source of Other Income, Major or Bank, Credit Card Name, Department Store/Retail Card Name, Gas/Oil Card Name.

* Include salary, income from savings, etc. Alimony, separate maintenance/child support need not be revealed if you do not wish to rely on it.

Terms, Conditions and Signature

Nonstandard Rental Provision

Applicant ("APP") understands that this is an application as Cosigner for an apartment rental and Applicant has read all parts of this publication, which are the sole Terms and Conditions of application. Applicant agrees that a credit and background check may be performed and information may be exchanged now and in the future between all relevant parties deemed so by landlord. All information on this form is true and correct to the best of Applicant's belief and knowledge; a facsimile copy is valid. A sixty-day written notice is required at the end of the rental term or at any time thereafter. Applicant understands that there is no implied/expressed warranty of any aesthetic improvement to the apartment. Rent is payable on or before the 1st of the month in advance; payment by check or money order only. Applicant certifies that Applicant, or the person for whom Applicant is acting as Cosigner, was shown the apartment indicated or to any subsequent shown by landlord, exhibited a copy of the Residential Rental Agreement (LA), Nonstandard Rental Provisions (NRP) and Resident Handbook (RH) before a deposit or any application was submitted to landlord. If Applicant fails to complete the Residential Rental Agreement, any deposit shall remain with landlord to be treated as a RE-RENTING FEE. Applicant and/or Renter and/or Tenant and/or Cosigner are responsible for the apartment until it can be re-rented pursuant to the LA. As Cosigner, Applicant understands that Applicant does not have any right of tenancy or keys to the apartment.

Handwritten Signature: _____ Printed Name: _____

© Day Co. 06-24-2000 Original 03-26-2003 Revised, Form 10; Part of Publication 04

Apartment Viewing Waiver 3055 N. Oakland Ave. Milwaukee, WI 53211 Return form to: Day Co., PO Box 170706, Milwaukee, WI 53211

Use of This Section

Use this section when the person who plans to occupy the apartment either cannot, due to lack of physical proximity, or does not want to see the apartment before renting it. Wisconsin residential rental practices require that a person wanting to rent an apartment be shown the actual apartment to be rented before applying. Applicant may choose to waive this requirement, but applicant must complete this form.

Table with fields for Applicant's full first name, Full Middle, Full Last Name, Apartment #, Date of this waiver, Co-Signer's full first name, Full Middle, Full Last Name, Apartment #, Date of this waiver.

Applicant hereby waives seeing the apartment noted-above for which applicant is applying or for which applicant is applying on another's behalf. Applicant acknowledges that this waiver is being given and made on applicant's own behalf and/or on behalf of the actual applicant. Applicant understands that this supplements any other terms and conditions in applying for the apartment and submitting a deposit. Applicant submits this waiver voluntarily. WARNING: This is a legally binding document. By signing below, applicant acknowledges applicant has read this waiver and completely understand the terms and conditions of this waiver and agree to rent the apartment in the event that applicant or any person on whose behalf applicant signs this waiver fails to complete the rental term and/or occupy the apartment.

Applicant Handwritten Signature: _____ Printed Name: _____

Cosigner Handwritten Signature: _____ Printed Name: _____

© Day Co. 04-26-1999 Original, Form 22; Part of Publication 04