

Dear Applicant:

We are working to keep our apartments safe and pleasant for our residents. Therefore, we use screening procedures to evaluate each prospective tenant before we rent. These procedures are listed below. Reasons why an application may be rejected are also listed. We urge you to read this information carefully before you complete an application. Please discuss any questions or need for more information with us. We welcome applications from persons who meet our application standards.

Application Standards:

1. An applicant is any person who will live in the apartment or who will make or guarantee rent payments for the persons living in the apartment.
2. Each adult applicant (over 18 years of age) must fill out an application completely and be placed on the lease. (Alternative: each set of adult applicants with the same rental history and shared financial resources may fill out one joint application.) If an application is incomplete, we will notify you that the application will not be processed. If any information on the application is false, the application will not be approved.
3. We require applicants rent not to exceed 45% of their gross income and total debt service not to exceed 50% of their gross income. On the application we will ask you to list all income that you want to be considered as part of your monthly income.
4. Applicants must have a successful rent payment history. If you have been evicted from a previous apartment during the past three years, your application will not be accepted.
5. **If you have been evicted during the past three years for behavior that includes causing disturbance, threatening other persons, damaging an apartment or other reason, your application will be rejected. If a previous landlord reports such behavior, your application will be rejected.**
6. In accordance with Federal guidelines, we have adopted the following occupancy standard: Two people per bedroom, which is a maximum of four people per two bedroom apartment.

We check the following information for every applicant:

Credit report, as it relates to total debts, rent and utility payments and any judgments against you.

We may check the following information:

1. Amount of income. Applicants who are self-employed may be asked to submit the previous two years' tax returns to verify amount of income.
2. References from previous landlord to determine an applicant's rent payment history and behavior.
3. Public court records.

To keep our apartments safe and pleasant, we have established the following rules. Failure to observe them will result in eviction:

1. All renters are responsible for the actions and behavior of their guests. Any damage caused by a guest will be the responsibility of the renter.
2. Illegal activities are prohibited.
3. Excessive noise and disturbances are prohibited.
4. Threatening other persons or property is prohibited.

We require an earnest money deposit of \$100.00 to be submitted with every completed application. If your application is not accepted, the full earnest money deposit will be returned to you immediately. If your application is accepted, the full earnest money deposit will be applied towards the security deposit. If your application is accepted and you do not rent the apartment, earnest money may be withheld to cover the actual costs and damages. A copy of the rental agreement and all written rules will be provided for your review before you complete this application or pay any earnest money.

Water's End Investments, LLC

Water's View Investments, LLC

Byron and Nancy Didenko, Managing Members

Office/Fax (262) 646-2169 W320 N1161 Butternut Ridge Court, Delafield, WI 53018

Mobile: Nancy (262) 366-8605 Byron (262) 366-6310

E-Mail: bdidenkojr@wi.rr.com