

# Lease agreements

Landlord - The person who owns the property

Property Manager - The person who oversees the property

\*These are usually for companies who own multiple properties or units

Tenant(s) - The person(s) who rent the unit/home

# Types of properties

Single family homes - the entire home is being rented



Single family homes

Advantages?

Disadvantages?

Duplex - 2 units that can be rented

\*can be upper/lower or side x side



Duplexes

Advantages?

Disadvantages?

Complexes-Multiple units that can be rented



Complexes

Advantages?

Disadvantages?



# Income Restricted/ Affordable housing

WELCOME TO PARKSIDE VILLAGE!

At Parkside Village Apartments in Mayville, WI you will enjoy the charm and tranquility of small town living.

Choose from our affordable one, two, or three bedroom apartment homes complete with a private patio or balcony, large living and dining spaces, large walk-in closet, tons of cabinet space. On-site laundry facilities, a playground, and the option of a private garage are just a few of the perks that our community offers. Leaving best for last, HEAT, water, trash, and sewer is included!

Call Parkside Village Apartments your new home!

Comfortable living does not have to be high dollar.

Parkside Village participates in an affordable housing program.

Total household income must be under the following limits based on household size:

1 Occupant - \$32,760

2 Occupants - \$37,440

3 Occupants - \$42,120

4 Occupants - \$46,740

5 Occupants - \$50,520

6 Occupants - \$54,240

The household income is based on GROSS annual income (before any deductions) earned from all sources including; wages, social security payments, public assistance, pensions, annuities, interest income, dividends, stocks, bonds, insurance settlements, recurring gifts from family/friends, lottery winnings, etc. Third party verification will be required of all income and copies of tax returns and pay stubs may be required.

# Types of lease

Each type of lease has advantages and disadvantages and also different rules

Yearly lease

Month-to-Month Lease

More than a year lease

# Month to Month

## Landlord

### \*advantages

- \*can raise rent monthly
- \*can easily kick out undesirable tenant

### \*disadvantages

- \*could have high turnover rate/loss of rent

## Tenant

### \*advantages

- \*if you need short term
- \*if place is a dump you can move

### \*disadvantages

- \*easy to kick you out
- \*higher rental rates

# Year Lease

## Landlord

### \*advantages

- \*Stable income

- \*Don't have to find renters constant

### \*disadvantages

- \*hard to kick an undesirable tenant out

## Tenant

### \*advantages

- \*stable home for a year

- \*rent stays the same for 1 year

### \*disadvantages

- \*can't get out if things aren't working out

# Over a Year Lease

Ad/dis for both parties the same

Different notices must be given (laws a little different)

# How much can I afford?

Most landlords require income to be 3x's the rent

You make \$3000/month - you can afford \$1000/month

There are programs for low-income housing but difficult to get

# Searching for an apartment

Craigslist

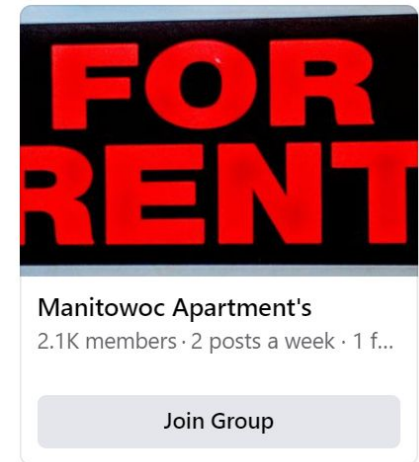
Zillow

Facebook “for rent (city)”

Yard signs

Newspaper (rarely used anymore)

<https://manitowoc.claz.org/classifieds/housing/for-rent/ap>



st



# Search Results

## Filters



All



Posts



People



Photos



Videos



Marketplace

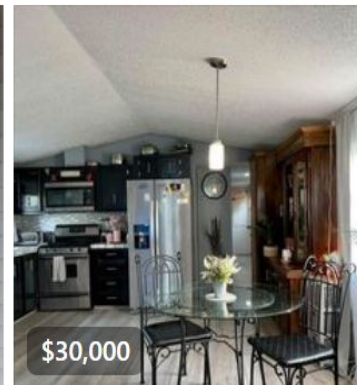
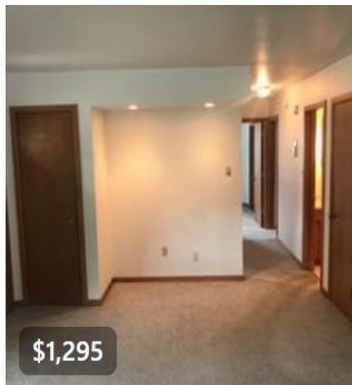
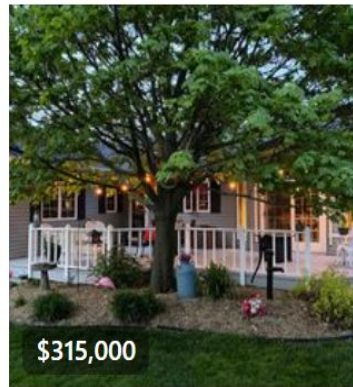


Pages



Places

## Marketplace





## Scams - how to recognize

- \*Price is “too good to be true”
- \*Tells you they had it for sale so ignore the signs
- \*Tells you they have moved or a disability so they can't show you the property
- \*Tell you to send the money and they will send keys

## McConnell's T (Pershing Ave, Sheboygan City, WI)



You got it! Such a perfect first home here, come and check this one out! 3 bedroom & 1 bath ranch style-move in ready. First floor laundry. Large closets in the bedrooms. Roomy kitchen & living room. Spacious fenced in yard with convenient storage shed.



The rent is \$650 monthly and security deposit of \$550 for just rent, for rent to own the rent is \$700 and down payment of \$1500 to view the house drive by and look through the window or go through the back door to view the inside because I have been transferred to North Dakota for my new job contract and the bunch of keys is here with me in North Dakota with the intention of sending it to any interested tenant through fed ex. The realtor has been increasing the price in other website like Zillow, trulia the house actually cost \$109,900 13years term to own, which is making it difficult to get applicant, every payment goes towards the purchase price of the house. tax and insurance already included.

My initial plan was to sell the house and I involved a local Realtor's, I don't want to use the realtor anymore due to high charges and I don't want him to get involve in the house again to avoid extra charges for tenant, as soon as I get a good tenant, the sale sign will be removed from the house.

My last tenant took advantage of me, he did not send my payment after I shipped the keys, looking forward to get a good tenant, you can go over and view the house through the window and get back to me if you like it so we can discuss about the contract and sending the keys through fedex, the house is located 1228 Pershing Ave Sheboygan City, WI 53083

# Rental Application Process

## Rental Pre-screening process - some landlords do this

Read the ad carefully! If it asks you to email the landlord information prior to getting a showing, follow the directions

- \*Most are asking names and birthdates of adults, rental history, job history, references, number/type of pet
- \*Info is used to prescreen...i.e. CCAPP
- \*unless they are asking for social security #

I will have a large single family home coming available in the next few months. It has 4 large bedrooms and 1.5 bathrooms. It comes with a garage that has the square footage of at least a 2.5 car garage. Rent is \$1650. I'm not showing the home quite yet, but if you'd like to be put on a list of people to contact when it becomes available, please go to my Fireside Facebook page below and send a private message. Note - - do NOT send a private message to my personal Facebook profile. I will need you to please send me the full names of all adults who will be living with you, # of minors, and if you have any animals. I will definitely reach back out to you. The home is in a fantastic neighborhood on the south side of Sheboygan, in the area of Ashland, Mead, and Humboldt Avenues.

<https://www.facebook.com/FiresideHomesWI>

We have a terrific 3 bedroom single family ranch home in a quiet south-side neighborhood available November 1st. We're looking for a mature, pleasant, and trustworthy tenant to treat this home as their own. This home has had some serious upgrades in 2018 (roof, remodeled bathroom, new flooring, paint, and new trim and doors) and you can be certain that this home will be kept in nice condition for you.

The home features a semi-open concept. The living room has a large picture window and leads into a nice kitchen with an area for dining. The bathroom was remodeled and has a large counter area and linen closet. Each of the 3 bedrooms is a nice size with good closet space. There is a 1.5 attached garage (storage shed in the picture has been removed). The basement has a nice recreation room and has a washer and dryer.

Tenants are responsible for all utilities (gas, water, electric, cable/internet if desired) and snow/ lawn care.

**RENTAL REQUIREMENTS** - No prior evictions or unpaid judgments on CCAP. At least two years of verifiable work and rental history (if your case is exceptional, feel free to drop me a note) and a peaceful / lawful reputation (CCAP). This home is a NON-SMOKING home. A one year lease is required. A fully-refundable security deposit (\$1200) is due at lease-signing, first month's rent due prior to move-in.

**Pets:** Preferably no pets. However, peaceful, low-energy pets may be considered with an additional refundable security deposit and monthly pet fee. Sorry, no cats (I am deathly allergic). Absolutely no aggressive breeds or dogs over 50 pounds. We'll also have to meet any dog prior to leasing this home.

If this sounds like a good fit, feel free to apply for a tour using the requested protocol below:

## HOW TO APPLY:

Due to scheduling constraints, tours can only be provided for candidates that inquire by email and who offer the following information:

- First and last names of all adults that would live in the home
- Total number of people (including children) that would live in the home
- The weight and breed of any pet you'd have in the home
- Target move-in date
- Approximate monthly income
- Short narrative of your prior work and rental history

Inquiries that don't include the required information will be re-directed to this ad to try again. Repeated inquiries without this information will be ignored. Promising candidates will be offered a personal tour. If after the tour you choose to apply, a full application will be required, and references will be professionally verified before a lease is offered.

Feel free to e-mail me with any additional questions. Inquiries that offer the requested information (see 'How to Apply') will be given priority during email communications.

## After pre-screening

You made it through pre-screening - what next?

Set up an appointment to see the apartment/house

\*practice personal safety....take a friend!



# Application Phase

Fill out the Rental Application (some landlords will email you and ask you to fill out before you come, others give to you when you are there and still interested)

\*\*\*sell your best qualities...long term on the job, no evictions, clean CCAPP, write a letter explaining good/bad

Fill out the application form (practice in class)

[Social Security required to do background check](#)

Ask landlord if you can run your own background check and show proof

Ask landlord what measures they have in place to protect your SS#

Bank info is fine (it is on the bottom of your check anyway)

# Lease Signing Phase

You have been chosen!!!!

Set up a time/place to go over the lease

- \*meet in a public place if not at an office

- \*ask questions if unsure

  - \*who is responsible for what, what is included, etc.

- \*be sure to get a copy of the lease after signing

  - \*If they can't make a copy immediately, ask to take pictures as proof

- \*keep your lease for reference in a safe space

Be prepared to pay the security deposit

- \*some require security deposit and 1st months rent at signing

# Payment Options

Find out how you can pay the rent

- \*U.S. Mail

- \*at an office

- \*direct deposit to landlords bank

- \*venmo, paypal, cash app

- \*checks or cashier's check?

# Moving Day

Communicate with your landlord about when/how to get the keys

Get the check-in/check-out form

- \*fill out within 7 days and return to landlord (keep a copy)

- \*be diligent....takes time, but will save you \$ in the long run

- \*TAKE PICTURES before you move in (be sure pictures are dated)

# Living

Be sure to follow lease rules

Pay rent on-time

Include late fee if you owe it

# Ending lease

Be sure to know how much notice you must give

Ending date has to be the last day of the month

Request a walk-through with the landlord

Ask for check-in form and fill out the check-out form with landlord. Get a copy

Take pictures after everything is out

Return keys/garage door openers/fabs

Security deposit must be returned within 21 day

\*if LL kept some, must list charges

# Something goes wrong

You violate the lease (any part of it except crime)

[5 day notice](#)

[14 day notice](#)

[28 day notice \(month-to-month\)](#)

# What can happen if I don't follow notices

Eviction process begins

Tenant responsible:

- Court costs

- Serving fees

- Double the rent

- Any damages



# I've been evicted now what

Eviction will go on CCAPP

Harder to find an apartment with an eviction

Landlords may require...

Larger security deposits, co-signers, first and last month's rent

Creditworthiness drops for all credit



June 13, 2018 · 🌐

Anyone know any forgiving landlords for people with past evictions? Me and my bf and 3 kids are currently staying weekly at a hotel and paying \$560 every week just to have a roof over our heads and need a apartment soon as this is getting really expensive... I'm trying to change my life for the better and hoping there are still some landlords out there willing to give me a chance... Thank you..



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41 Comments



Jul 17, 2019 · 🌐 · ...landlords willing to work with people with evictions who are willing to get a payee? What about people with non-violent criminal records? Please pm me if you are the type of landlord willing to give people a second (or third) chance or if you know of a landlord like this. Thank you in advance.



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38 Comments