

# Application Form | Academic Year 2021-2022



**IF YOU'RE SET ON COMING TO MADISON THERE'S NO REASON TO WAIT. SIGN YOUR RISK-FREE CONTRACT TODAY!**

## STEP 1: Pick your room style.

**Double Room:** Share a bedroom with one roommate and share a 3- or 4-bedroom apartment with up to seven other people.

**Premium Double Room:** Share a bedroom with one roommate and share a 2- or 3-bedroom apartment with up to three other people.

**Single Room:** Have a bedroom to yourself and share a 3- or 4-bedroom apartment with up to three other people.

**Premium Single Room:** Live by yourself in a 1-bedroom apartment.

See room styles and floorplan examples on the back.

✓	ROOM STYLE	EACH	ANNUAL
	Double	\$900	\$8,100
	Premium Double	\$995	\$8,955
	Single	\$1,395	\$12,555
	Premium Single	\$1,950	\$17,550
	Add Early Move in	1x	\$250

Heat, electric, furniture, laundry, and Internet are included for a flat \$65/mo Facilities Fee.

### Sign up for Early Move-In!

- » Find your classes and buy your books early – be ready when classes start!
- » Start making new friends early. About 85% of your neighbors will choose to arrive on 8/23/21 instead of 8/29/21.
- » Take part in all of the exciting Welcome Week events!

To enroll simply check the box in the grid above.

## STEP 2: Read our cancellation policy.

Signing your lease is risk free – if you choose to attend a school that's not in Madison, you will be released from your obligation provided the following apply:

- » You notify us in writing before June 1, 2021.
- » You provide a copy of the denial or admittance to the other school.
- » You are not cancelling your lease to change living arrangements in Madison. Your initial \$50 deposit will remain non-refundable.

## STEP 3: Let us know how to reach you.

### Student Contact Information – ALL Fields Are Required

First Name \_\_\_\_\_ Last Name \_\_\_\_\_  
 Address Line 1 \_\_\_\_\_  
 Address Line 2 \_\_\_\_\_  
 City \_\_\_\_\_ Country \_\_\_\_\_  
 State/Province/Region \_\_\_\_\_ ZIP/Postal Code \_\_\_\_\_  
 Cell # \_\_\_\_\_ Email \_\_\_\_\_  
 Year In School (at move-in)  Freshman  Sophomore  Junior  Senior  Other \_\_\_\_\_  
 Gender:  F  M Date of Birth \_\_\_\_\_  
 School Attending:  UW-Madison  Madison College  Edgewood College  Other \_\_\_\_\_  
 How Did You Hear About Us? \_\_\_\_\_

### Guarantor Contact Information (A guarantor is someone who agrees to pay your contract amount if you can't.)

First Name \_\_\_\_\_ Last Name \_\_\_\_\_  
 Address Line 1 \_\_\_\_\_  
 Address Line 2 \_\_\_\_\_  
 City \_\_\_\_\_ Country \_\_\_\_\_  
 State/Province/Region \_\_\_\_\_ ZIP/Postal Code \_\_\_\_\_  
 Date of Birth \_\_\_\_\_ Cell # \_\_\_\_\_ Email \_\_\_\_\_  
 Employer \_\_\_\_\_ Position Held \_\_\_\_\_

**IMPORTANT:** We'll continue to touch base with you in the coming months to remind you of pending payments and deadlines, and to provide you with complete move in information. If your mailing address, email address, or phone number change at any point before move in day, please be sure to let us know! We need to know where to send your move in information!

## STEP 4: Confirm that you have read the terms of this application form.

### By signing your name below you are agreeing to the following:

- I have read and agree to the Applicant Acknowledgements and Applicant Statements on the reverse side of this application form.
- I understand that this dorm is a privately owned and operated by Steve Brown Apartments.
- I understand my total annual contract price is broken into nine equal installment payments. My first installment payment is due on August 1, 2021 and my last installment payment is due April 1, 2022.

Student Signature \_\_\_\_\_ Date \_\_\_\_\_

Guarantor Signature \_\_\_\_\_ Date \_\_\_\_\_

If applicant fails to sign, this document cannot be considered a valid application for occupancy.

## STEP 5: Return this application form and pay your deposit.

Return this form and your \$50 non-refundable deposit. Please make checks out to SBA Management Services or call to pay by credit or debit card. This \$50 non-refundable deposit is applied toward your total \$300 security deposit. The remaining \$250 is due on or before June 1, 2021.

### WHAT'S NEXT?

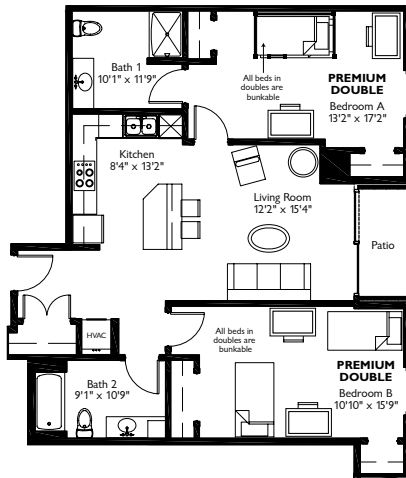
- » Once we receive your application and deposit, we'll rush you your lease packet either by mail or by email.
- » **Only your signed lease guarantees that you'll be in the room style of your choice (an application does not), so please return it quickly.**

Address: 777 University Ave., Madison, WI 53715 • Phone: 877-36-LUCKY • Fax: 608-237-2778

Dorm@Lucky is locally owned and managed by Steve Brown Apartments, and is not owned, operated or inspected by the University of Wisconsin-Madison.

# Our floorplans provide more style and more space than typical dorm rooms.

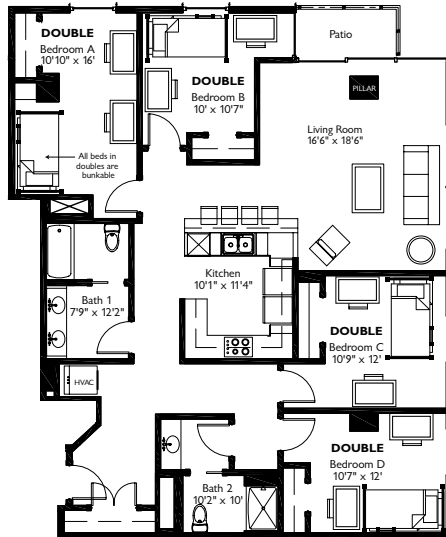
**PREMIUM DOUBLE:** Share a bedroom with one roommate and share a 2- or 3-bedroom apartment with up to three other people. There are 18 possible unit styles.



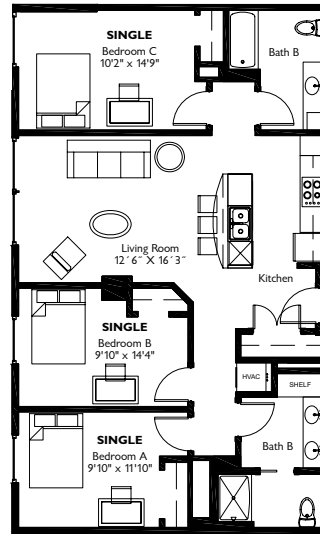
**PREMIUM SINGLE:** Have a 1-bedroom apartment to yourself. There are 11 possible unit styles.



**DOUBLE:** Share a bedroom with one roommate and share a 3- or 4-bedroom apartment with up to seven other people. There are 7 possible unit styles.



**SINGLE:** Have a bedroom to yourself and share a 3- or 4-bedroom apartment with up to three other people. There are 7 possible unit styles.



## PLEASE READ EACH SECTION CAREFULLY BEFORE YOU SIGN THIS APPLICATION:

### Applicant Acknowledgements:

This document is not a lease, agreement or permit and it is not considered valid for residency unless signed by the applicant. Incomplete application forms, failure to submit an application form for every individual proposed resident and the submission of incomplete earnest money all invalidate the application process and any application(s) submitted containing such omissions may be rejected.

By providing your phone number and email you are granting Steve Brown Apartments permission to email or text you important updates, notices, and information. You may opt-out upon receipt.

- I hereby authorize the Owner, or his Representative, to investigate my credit and financial responsibility, income, rental and eviction history, criminal background, the statements made in this application, and to obtain a consumer credit report on me from a consumer reporting agency that compiles and maintains files on consumers on a nationwide basis. My performance under any lease or rental agreement that I may enter into with the Owner may be reported to such reporting agency.
- I acknowledge the following fee structure: 1) Rewriting Any Lease or Lease Addenda: varies, \$200 max, 2) Sublet Agreements: \$175.
- I warrant and represent that I am at least 18 years of age and that all statements herein are true and correct, to the best of my knowledge.
- I understand that application forms incompletely filled out, not submitting an application form for every individual resident, and the submission of incomplete earnest money can all invalidate the application process and that any application(s) submitted containing such omissions may be rejected at Owner's sole option.
- I have reviewed the applicant statement below and agree to the terms listed within.

### Applicant Statements:

- If my application is approved, the Owner and I shall sign a written lease. It is my intent to lease the apartment units indicated but I understand that the Owner and I have no rental agreement until the time of the lease signing.
- I understand that there is no application fee, nor is there any administrative fee for completing the lease signing process provided there is no change in residents or terms from the time of the initial submission of (an) application(s) until the signing of the Lease (and guarantor copies if

applicable). I also understand that there is a schedule of fees for re-writing leases, completing a second lease-signing process, or creating additional addenda to modify the Lease, either before or after the initial lease signing.

- I have paid the earnest money deposit indicated on this application. The earnest money deposit will be applied toward my security deposit if the Owner enters into a lease or rental agreement with me. The remainder of the earnest money is due at the time said lease or rental agreement is signed.
- If this application is approved, and I fail to enter into a lease or rental agreement, the earnest money and any subsequent payments may be retained to compensate the Owner's costs and damages, subject to the Owner's duty to mitigate. A minimum \$200 fee plus any costs and damages to re-rent the apartment may be retained, and no earnest moneys shall be refunded unless and until the apartment is re-rented to another party and a new lease signed.
- I have carefully reviewed the unit information section of this application and have received any related documents as to regards the habitability of the dwelling unit from the Owner, or his Representative, and I understand my financial responsibilities as regards the payment of utility billing for this unit. I was given the opportunity to review a sample lease and the Owner's rules and regulations.
- If this application is rejected, or withdrawn before approval, the earnest money and any subsequent payments will be refunded to me. Requests to withdraw applications must be made either in writing or in person.
- Although the Owner may not have shown me the specific apartment for which I am applying, or I may not have seen the apartment at all, I fully intend to execute a Lease with the Owner for these Premises.
- Notice about sex offender registry: You 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://www.widocoffenders.org> or by telephone at (608) 240-5830.
- I understand that I have the right to do any of the following not less than 7 days following the start of my tenancy: 1) Inspect dwelling unit and notify landlord of any pre-existing damages or defects. 2) Request a list, in writing, of physical damages or defects, if any, charged to previous tenant's security deposit.

If your application for occupancy is denied, do you wish to receive a written explanation of the denial of tenancy?  Yes  No

