

# LANDLORDS / MANAGEMENT COMPANIES THAT MAY BE MORE FLEXIBLE

<b>SMALLER LANDLORDS &amp; COMPANIES</b>						
<b>Landlord</b>	<b>Phone/Fax Numbers</b>	<b>Office Address</b>	<b>Apt. Sizes</b>	<b>App. Fee</b>	<b>Screening Process*</b>	<b>Misc. Info</b>
Dave Halberstaben ~Ridgeview Heights	phone 833-4115 or 240-1481; fax 240-1483	3162 Ridgeway Ave. #102, Madison, WI 53704	Eff – 2BR	No	LL, income, credit, criminal	If you have concerns about rental history, evictions, etc., attach letter of explanation of circumstances with application.
Roger and Nancy Hanson	233-2080	Contact by phone	2 – 3BR	Yes, \$150 earnest money	LL, income, credit, criminal	Apartments on Northridge Terrace, one on Moorland Rd. If concerned about eligibility or history, speak with LL to explain.
Nick Dorneanu ~Fairwood Arms	phone 608-276-7967; fax 276-1307	4737 Crescent Rd. #28, Madison, WI 53711	2BR		LL, income, credit, criminal	
Hubert McKenzie	608-221-1074		3BR duplexes	No	LL, income, credit	Must call for appointment to apply. LL will charge if needs to make any long distance calls.
Ray Peterson	phone 608-222-4561 evenings (5-9pm best time); fax 608-222-8390	619 Morningside Ave., Madison, WI 53716	1 – 4BR duplexes, flats, houses, apts.	No	LL, income, criminal, credit	Write on plain piece of paper the following information: Past 2 years of landlord references; source of income for all adults; names and birth dates for all family members. Sign and mail to Ray or drop off at his address, or fax.
AnnMarie Stevens	608-271-2241		2 – 3BR  2 BR 2385 Chalet Garden Rd No Smoking	\$30	LL, criminal, income  No sex offenders	Units in Madison, Fitchburg, ½ security deposit, no evictions for past two years. Must live in the area for the last 6 months

Middleton on the Move  ask for Joe	cell 576-3525;	Office located in Verona	10 x 4BR, 1½BA duplexes	No	LL, income, criminal, credit	Duplexes in Middleton on Amherst, wheelchair accessible, checks two past LL references.
BAY VIEW HEIGHTS Mobile Homes Park	873-7725	909 Charles Ln Stoughton	2 BR Mobile Homes	20	LL, income, criminal,	Credit check for prospective buyers. Mail App: PO Box 665 Sun Prairie, WI 53590
Betty Thompson	608-241-3906	Contact by phone	1 – 2BR	No	LL, income, criminal	Quiet properties on Vera Ct and E Karstens Dr, (verify CCAP court records online)
Cece and Dan Van Lannen ~Peaceful Lake Properties	332-6038 332-8515	Contact by phone	Eff – 1BR	No	LL, income, criminal	Units on E. Mifflin St., Madison, case management a plus.

### MANAGEMENT COMPANIES & APARTMENT COMPLEXES

Landlord	Phone/Fax Numbers	Office Address	Apt. Sizes	App. Fee	Screening Process*	Misc. Info
Common Wealth Development	phone 256-3527; fax 256-4499	1501 Williamson St., Madison, WI 53703	Eff – 3BR	No	LL, income, credit, sex offenders	Affordable housing on near east side, some wheelchair accessible units.
Eastpointe Apts.	244-7601	309 Clyde Gallagher Ave #1, Madison, WI 53704	1 – 2 BR Apartments, 3 BR Townhomes	No	LL references for past 2 yrs., criminal, credit, income	Has appeal process, and there's a \$300 move-in bonus
Faircrest Management	phone 240-8840; fax 244-3838	1865 Northport Dr., Suite B, Madison, WI 53704	Eff – 5BR	\$85	LL, income, credit, criminal	Will not accept application fee vouchers.
THE FAIRWAYS	271-5955	2301 TRACEWAY DR, FITCHBURG	1 – 2 BR	\$20 per adult	LL, income, credit, criminal	Restrictions on pets may apply \$150 earnest money

Hamilton Place Apartments	phone 837-3353; fax 837-2519	102 Park Circle, Sun Prairie, WI 53590	1 – 3BR	\$100	LL, income, credit, criminal	Call for specials. Section 42 apartments also available. Dogs under 50 lbs.
Madison Property Management	phone 251-8777; fax 255-9656	1202 Regent St., Madison, WI 53715	Eff – 6BR	No	LL, income, credit, criminal	Cannot owe money to previous landlord.
Meyer Management	phone 273-4444; fax 273-1850	2349 Allied Drive, Madison, WI 53711	1 – 3BR	\$50	LL, income, credit, criminal	Income = 2½ times the rent, application fee usually waived, deposit = ½ month's rent.
Mistwood	phone 273-0200; fax 273-4540	2517 Pheasant Ridge Trail, Madison, WI 53713	1 – 2BR	\$20 credit check	LL, credit, criminal	Apts. located in Town of Madison. Heat included, pets accepted.
NAKOMA HEIGHTS APTS/ Emma	271-0611	4929 Chalet Gardens Rd, Fitchburg	1 – 2 BR	\$50	LL, income, credit, criminal, sex offenders	
Oakridge Apartments	255-9998 9AM – 3PM	2317 Cypress Way, Madison, WI 53713	Eff – 2BR	\$25	LL, income, credit, criminal	
Paramount	phone 257-0088; fax 257-0080	620 W. Badger Rd., Madison, WI 53713	1 – 2BR	\$20 per adult	LL, income, credit, criminal	Will not accept application fee voucher.
THE PINES	271-6700	1703 WISPERING PINES WAY, FITCHBURG	1 – 2 BR 3 BR Townhomes	\$20 per adult	LL, income, credit, criminal	Restrictions on pets may apply
Porchlight	257-2534	306 N. Brooks St., Madison, WI 53715	Eff – 4BR	No	LL, income, credit, criminal	Various housing programs, call for information.

RIPPLE MANAGEMENT	238-2044	3801 REGENT ST, MADISON	Eff-- 4BR Townhomes	\$50	LL, income, credit, criminal	<a href="http://www.ripplerents.com">www.ripplerents.com</a>
ROLLING PRAIRIE APTS/ Katrina Gerhke	837-8262	415 S. BIRD ST, SUN PRAIRIE	3 BR	No	LL, income, credit, criminal	Large 3-Bedroom floor plans measuring 1140 square feet
Village Apartment Associates	phone 222-1440; fax 222-1844	4713 Cottage Grove Rd., Madison, WI 53716	1 – 3BR	No	LL, income, credit, criminal	SE HABLA ESPANOL
Willow Point Apartments	273-2660	6725 Schroeder Rd # 3 Madison	1, 2 & 3 Bedrooms	No \$100 earnest money	LL, income, credit, criminal	Part of Section 42 \$100 earnest money
Wisconsin Management Company	258-2085 or toll-free 800-346-8581	2040 S. Park St., Madison, WI 53713	Eff – 4BR	\$25 or = sec. dep.	LL, income, credit, criminal	Part of Second Chance Program.  (Must contact YWCA and get Second Chance certificate before contacting Wis Mgt.)
Woodland Apartments	241-5600	1564 Troy Dr Madison	1, 2 & 3 Bedrooms	No	LL, income, credit, criminal	
YWCA – Third Street Program –Nancy	phone 257-1436; fax 257-1439	101 E. Mifflin St., Madison, WI 53703	1 – 2BR	No	LL, income, criminal	Single women with one or two children under age 5, must participate in program. Waiting list varies, call for details.