

LANDLORDS / MANAGEMENT COMPANIES THAT MAY BE MORE FLEXIBLE

SMALLER LANDLORDS & COMPANIES						
Landlord	Phone/Fax Numbers	Office Address	Apt. Sizes	App. Fee	Screening Process*	Misc. Info
Vern Acker :managed by Wisconsin Management	258-2085	102 N. Holiday Dr. #2 Waunakee, WI 53597	1 – 3BR	No	LL references, income, criminal, credit	Almost always has an apt. available. Part of Second Chance Program
Mike Fagen ~Concord Property Mgmt	251-0110	45 N. Orchard St., Madison, WI 53703	30 Studios 6 x 1BR	No	LL, credit, criminal	Studios have shared bath.
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, call for info	LL, income, credit, criminal	Apartments on Northridge Ter, 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.

Samuel Moss	608-233-2308	2121 Regent St. Madison, WI 53726	3BR	No	Credit, income, must have checking acct.	Requires credit report, will charge for it if you don't already have one.
Hung Nguyen ~Quality One Construction	phone 608-835-6369; fax 835-5729; cell 209-4524	2239 Branson Rd, Oregon, WI 53575	1 – 2BR	No	LL, income, credit, criminal	Units in Madison, Monona, Middleton, Milwaukee.
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	\$30	LL, criminal, income	Units in Madison, Fitchburg, security deposit = one month's rent, no evictions for past two years.
Middleton on the Move	phone 608-219-6683; cell 576-3525; ask for Joe	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.
Betty Thompson	608-241-3906	Contact by phone	1 – 2BR	No	LL, income, criminal	Quiet properties on Vera Ct and E Karstens Dr, checks court records online.
Cece and Dan Van Lannen ~Peaceful Lake Properties	255-1357 332-8515 332-6038	Contact by phone	Eff – 1BR	No	LL, income, criminal	Units on E. Mifflin St., Madison, case management a plus.

Chueshee Xiong	phone 345-4573; fax 838-0714	PO Box 258132, Madison, WI 53725	1 – 3BR	No	LL, income, credit, criminal	More willing than other landlords to work with families with low income.
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	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, no evictions	Will not accept application fee vouchers.
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 – 8BR	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.

Midvale Heights	phone 233-8292; fax 233-2762	501 S. Midvale Blvd., Madison, WI 53711	1 – 3BR	\$25 per adult	LL, income, credit	
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.
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.
Porchlight	257-2534	306 N. Brooks St., Madison, WI 53715	Eff – 4BR	No	LL, income, credit, criminal	Various housing programs, call for information.
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
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, sex offenders	Part of Second Chance Program
YWCA – Third Street Program – Nancy and Marcy	phone 257-1436; fax 257-1439	101 E. Mifflin St., Madison, WI 53703	1 – 2BR	No	LL, income, criminal	Single women with one child under age 5, must participate in program. **Remodeling units (available starting May 2010).**