

LANDLORDS AND MANAGEMENT COMPANIES THAT MAY BE MORE FLEXIBLE

NOTE: This list is compiled from a variety of sources for your convenience. Screening process and other information is based on that provided by the landlord. Tenant Resource Center is not responsible for the screening standards used by these housing providers.

Small Landlords

Landlord	Phone/Fax Numbers	Office Address	Apt. Sizes	App. Fee	Screening Process*	Misc. Info.
Vern Acker	849-7043 fax: 849-8879	102 N. Holiday Dr #2 Waunakee, WI 53597	1-3 BR	No	LL, income, criminal	Almost always has one apt available.
Yuk Chun Chan	212-4498 fax: 826-0512	Contact by phone	2 BR	No	Credit, sometimes income	In Monona
Mike Fagen ~ Concord Property Mgmt	251-0110	45 N. Orchard St. Madison, WI 53703	Studios 1 BR Units	No	LL, credit, criminal	Studios have shared bathroom
Dave Halberstaben ~ Ridgeview Heights	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	2-3 BR	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	(608) 276-7967 fax: 276-1307	4737 Crescent Rd #28 Madison, WI 53711	2 BR		LL, income, credit, criminal	
John Lucille	(608) 345-0419	PO Box 258074 Madison, WI 53725	6 1-BR 6 2-BR	No	LL, income, credit, criminal	Income must be at least \$1200-1500/month
Hubert McKenzie	(608) 221-1074		3-BR duplexes	No	LL, income, sometimes credit	Must call for appointment to apply. LL will charge if needs to make any long distance calls.

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Samuel Moss	(608) 233-2308	2121 Regent St Madison, WI 53726	3 BR	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	(608) 835-6369 fax: 835-5729 cell: 209-4524	2239 Branson Road Oregon, WI 53575	1-12 BR	No	LL, income, credit, criminal	Units in Madison, Monona, Middleton, Milwaukee
Ray Peterson	(608) 222-4561 5 PM to 9 PM (best time to reach him) Fax: (608) 222-8390	619 Morningside Ave Madison, WI 53716	1-4 BR duplex es triplexe s 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.
Gloria/Henry Stanley	(608) 274-5849 fax:274-1661	Contact by phone.	1-3 BR	\$10	LL, criminal	May not accept tenants with evictions in the past 3 years.
AnnMarie Stevens	(608) 271-2241 Can leave a message at anytime.		2-3 BR	\$30	LL, criminal, income	Units in Madison and Fitchburg. Security deposit is one mo's rent. No Evictions for past 2 years.
Middleton on the Move	(608) 219-6683 (cell) 576-3525 Ask for Joe	Office located in Verona, Wisconsin	10: 4- BR, 1 ½ Bath duplex es	No	LL, income, criminal	Duplexes in Middleton on Amherst. Wheelchair Accessible. Checks two past LL references.
Lue Thao	(608) 513-5301	P.O. Box 14352 Madison, WI 53708	2 BR	No	LL, income, criminal, credit	Units in Madison. Flexible with income requirements. Monthly income must be 2X monthly rent, but will work with people if they do not meet this standard and have good credit.

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Betty Thompson	(608) 241-3906	Contact by phone.	1-2 BR	No	LL, income, criminal	Quiet Buildings Properties on Vera Ct, and E Karstens Dr. Checks court records online.
Cece and Dan Van Lannen ~Peaceful Lake Properties	(608) 255-1357 (608) 332-8515 (608) 332-6038	Contact by phone.	Eff & 1 BR	No	LL, income, criminal	Units at 514 E. Mifflin and 1239 E. Mifflin Sex and drug offenders will not be accepted. Case management a plus!
Chueshee Xiong	345-4573 fax:838-0714	P.O Box 258132 Madison, WI 53725	1-3 BR	No	LL, income, credit, criminal	More willing than other landlords to work with families with low income

Management Companies and Apartment Complexes

Landlord	Phone/Fax Numbers	Office Address	Apt. Sizes	App. Fee	Screening Process*	Misc. Info.
Common Wealth Development	256-3527 Fax: 256-4499	1501 Williamson St Madison, WI 53703	Eff-3 BR	No	LL, income, credit	Affordable housing in Willy St. Area, some Wheelchair Accessible Units
Faircrest Management	240-8840 Fax: 244-3838	1865 Northport Dr Suite B Madison, WI 53704	Eff-5 BR	\$85	LL, income, credit, criminal, no evictions	Will not take vouchers for application fee
Hamilton Place Apartments	837-3353 fax: 837-2519	102 Park Circle Sun Prairie, WI 53590	1-3 BR	\$100	LL, income, credit, criminal	Call for specials. Section 42 apartments also available. Dogs under 50 lbs.
Lake Point Terrace	222-0499 fax: 223-4061	1706 Lake Point Dr. Madison, WI 53713	Eff-2 BR	No	LL, income, credit, criminal	
Madison Property Management	251-8777 fax: 255-9656	10 N. Charter St. Madison, WI 53715	Eff-8 BR	No	LL, income, credit, criminal	www.madisonproperty.com No \$ owed to previous LL
Meyer Management	273-4444 fax: 273-1850	2349 Allied Dr Madison, WI 53711	1-3 BR	\$50	LL, income, credit, criminal	Income must be 2 ½ times the rent. Application fee usually waived. Deposit is ½ month rent.
Midvale Heights	233-8292 fax: 233-2762	501 S. Midvale Blvd Madison, WI 53711	1-3 BR	\$25,/adult	LL, income, credit	

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Mistwood	273-0200 fax:273-4540	2517 Pheasant RidgeTr #4 Madison, WI 53713	1-2 BR	\$20 credit check	LL, employment credit, criminal	Apts in Town of Madison. Heat included, Pets accepted
Oakridge Apartments	255-9998 9AM-3PM	2317 Cypress Way Madison, WI 53713	Eff and 1-2 BR	\$25	LL, income, credit, criminal	
Paramount	257-0088 fax:257-0080	620 W Badger Rd Madison, WI 53713	1-2 BR	\$20/ adult	LL, income, credit, criminal	Will not accept application fee voucher
Porchlight, Inc.	(608) 257-2534	306 N. Brooks St. Madison, WI 53715	Eff-4 BR	No	LL, income, credit, criminal	Various housing programs, call for information.
School Street Apartments	655-3968 fax:655-1440	PO Box 786 Marshall, WI 53559	1 & 3 BR	\$25	LL, income, credit, criminal	Section 42. Will work with Second Chance graduates
Village Apartments Associates	222-1440 fax:222-1844	4713 Cottage Grove Rd #3 Madison, WI 53716	1-3 BR	No	LL, income, credit, criminal	Se habla Español
Wisconsin Management	258-2085 Toll-free: 800-346-8581	2040 S Park St Madison, WI 53713	Eff-4 BR	\$25 or Sec. Dep.	LL, income, credit, criminal	
Woodlands and Woodland Park Apts.	241-5600 fax:241-5944	1564 Troy Dr Madison, WI 53704	1-3 BR	\$25	LL, income, credit, criminal	
YWCA-Third Street Program ~Nancy and Marcy	257-1436 fax:257-1439	101 East Mifflin Ave Madison WI 53703	1-2 BR	No	LL, income, criminal	Single women with one child under 5 years of age. Must participate in program.