

## Dunn County Rentals

### **A & J Management** (715) 235-7780 [ajmanagement.net](http://ajmanagement.net)

- 1 Bedroom apartment starting at \$450/month
- 2 Bedroom starting at \$550/month
- Pet Policy
  - No cats
  - Small dogs, extra \$25/month
  - No puppies
- Minimum lease: 6 months
- Types of criminal convictions that will keep them from considering a tenant
  - Theft, domestic violence, drug convictions, eviction
- Restrictions when applying for housing: Rent is 25% of income
- Does **not** accept Section 8, Rural housing, or WestCAP assistance
- Credit check: yes
- Security deposit- same price as first month's rent
- Find listings on: Website and local paper

### **American Edge** (715) 235-7999 [Americanedge.com](http://Americanedge.com)

- Student, individual, and family homes up to 4 bedrooms
- Pet policy
  - No dogs
  - Cats OK- \$25+/ month
  - Must be fixed and declawed
- 1 year lease
- Types of criminal convictions that will keep them from considering a tenant
  - Past evictions, payment history, bankruptcy
- Would accept a person just getting out of jail or little job history
- Does **not** accept Section 8, Rural housing, or WestCAP assistance
- Credit check: yes
- Security deposit- same price as first month's rent
- Find listings on: Website, Zillow, and craigslist

### **Barcus Rentals** (715) 235-5008

- 4-plex units starting at \$500
  - Located in Menomonie
- Some include utilities depending on what location
- Security deposit- equal to 1 month rent
- Pet policy:
  - Pet has to be approved by landlord
  - If approved, it will be \$25 extra a month
- Credit check: yes
- Background check:yes
  - Will be strict on past evictions

### **Brakenwagon Properties LLC** (715) 577-3503

## Family house rentals

### **Burton Properties** (715) 643-6404

- 1 Bedroom- \$495/month
- 2 Bedroom- \$585/month
- 3 Bedroom- \$695/month
  - All utilities included
  - No pets

### **CCAH- Rual Menomonie** (715) 839-6807

### **Cedar Grove Apartments** (715) 232-9940

#### **Section 42 Housing**

- 1 Bedroom-\$505
- 2 Bedroom-\$550
- 3 Bedroom-\$600
- Pet policy
  - Dogs allowed under 40 lbs
  - Must be fixed. One time pet deposit
- Minimum 1 year lease for the first year, then would do month to month after
- Types of criminal convictions that will keep them from considering a tenant
  - Collections over \$3000, bankruptcy, no evictions, sex crimes, or felonies
  - Would consider a written letter for crimes committed
- Tenants would need a job and proof of job history
- Does accept Section 8, Rural housing, and WestCAP assistance
- Credit check: yes
- Security deposit- same price as first month's rent
- Find listing in the local newspaper
  - Fill out application completely, no blank spaces or application will be denied

### **Colonial Square** (715) 235-6111 [Colonialsquarerealty.com](http://Colonialsquarerealty.com)

- Locations in Menomonie, Elk Mound, and Durand
- 1-7 Bedrooms
- Pet policy
  - +25/month
- Background check: yes
- Types of criminal convictions that will keep them from considering a tenant
  - Eviction and some felonies
    - Written letter explaining crimes would be considered
- Credit check: yes
- Does accept Section 8, Rural housing, or WestCAP assistance
- Security deposit- \$50 more than rent
- Call for availability
- **DCL Rentals** (715) 879-4790

**DKS Construction-Rural Menomonie (715) 235-2600**

**Fred Seeger (Boyceville) (715) 643-2533**

- 1-4 Bedroom starting at \$700/month
  - Water & sewer included
- Pet Policy
  - One pet allowed
- Background check:yes
  - Types of criminal convictions that will keep them from considering a tenant
  - Drug charges, sex crimes, eviction, bankruptcy
- Credit check: yes
- Security deposit- same price as first month's rent
- Call for availability

**E & B Properties (715) 832-7808**

- Locations in Eau Claire, Chippewa Falls, Altoona, Fall Creek
- Ranging from houses, apartments, duplex and four-plex
- Security deposit is the same as one months rent
  - Month to month lease on all facilities
- Pet policy: landlords choice depending on location and faciality
- Assistance from Rural Housing: Yes
- Credit check: Yes
- Background Check: Yes
  - Will not accept major drug charges, eviction, larsoning
- Listings at: [www.eandbrentals.com](http://www.eandbrentals.com)
- **Hubers Mobile Home Park (715) 235-4584**
- Own mobile home plus lot rent (\$275)
  - Utilities not included
  - 1 year lease, but can decide to sell their home
- Pet policy
  - +\$20/month for dog/cat
  - Some dog breeds not accepted
- Background check: yes
  - Will accept tenant criminal convictions based on a case by case basis
- Credit check: yes
  - No past evictions, collections, bankruptcy
- Very flexible and understanding when considering a tenant
- Mobilehomevillage.com for listings

**Impact seven (715) 279-6693**

**Gaylord Manor**

**Warren Knowles Manor**

- Apartments for people with physical disabilities
- Rent is based on tenant's adjusted gross income
  - Includes: gas, water, sewer, heat, trash
- Security deposit: depends on placement
- 1 year minimum lease
- Pet policy
  - 1 pet under 25 pounds is allowed
  - \$300 security deposit
- Credit check: yes
- Background check: yes

**Joyce Price (Private Landlord) (715)879-5458**

- Located in Elk Mound
- Duplexes
  - 1 Bedroom starting at \$250
  - 2 Bedroom starting at \$425
- Security deposit is equal to one month's rent
- No pets
- Credit check: yes
- Background check: yes
- Will accept anyone under a case by case basis including evictions

**Lancer Group Properties (715) 235-6000**

- 1-6 bedroom rentals
- Pet policy
  - Dog or cat needs to be approved (\$200 security deposit)
  - Upon approval, +\$25/month cat, +\$50/month dog
- 1 year lease minimum
- Types of criminal convictions that will keep them from considering a tenant
  - Felonies, sex crimes
- Credit check: yes
- Security deposit price is equal to one month's rent

**Landmark Properties (715) 834-3411**

University Village- Subsidized housing

- 1-2 Bedrooms/1 bathroom
  - Everything included in rent except cable, internet, phone

1 bedroom starting at \$400  
2 bedroom starting at \$590

- Security deposit is the same as 1 months rent
- Pet policy: No pets allowed
- 1 year minimum lease
- Credit check: yes
  - Will be looking at past evictions and collections
- Background check: yes
  - Felons dealing with sexual assault/drugs/theft will not be allowed

### **LSI Property Management (715) 231- 2081**

Properties in Colfax, Elmwood, Elk Mound, Menomonie

Apartments and Townhomes

- 2-4 Bedrooms
- Minimum 1 year lease
- Pet policy
  - Small dogs allowed
  - Cats allowed
  - There are some restrictions on certain breeds of dogs
- Credit check: yes
  - Will be looking for past evictions, collections, tenants income must be at least 2.5x as much as their rent
- Background check: yes
  - Will look at past felonies and theft charges

### **M & E Property Management (715) 235-7362**

- 2 Bedroom apartments starting at \$700
- 55+ units starting at \$750
  - No utilities included in any of the properties
- Security deposit price is equal to one month's rent
- Background check: yes
  - No felons
- Credit check: yes
  - Must have good credit
  - No past evictions
  - No collections
- Must have a current job and past job history
- Does **not** accept Section 8, Rural housing or WestCAP programs
- Advertise on craigslist and word of mouth

### **Olson Properties (715) 235-8666**

- Apartments/student housing
- 1-2 bedroom starting at \$550, studio units available
  - Some units includes utilities
- No Pets

- Types of criminal convictions that will keep them from considering a tenant
  - Theft, sex crimes, drug charges, multiple misdemeanors
- Background check: yes
- Credit check: if not a student
  - Will look for past evictions, bankruptcy, major debt
- Security deposit price is \$200 per tenant

**Pleasant Valley** (715) 879-5179 [Pleasantvalleyproperties.com](http://Pleasantvalleyproperties.com)

- Mobile home park
- Lot rent
  - 3 Bedroom/2 Bathroom starting at \$550
  - 4-plex available
    - \$760 3 Bedroom 1.5 Bathroom
- Pet Policy
  - 1 cat and 1 dog
  - +\$50 per pet/month
- Background check: yes
- Types of criminal convictions that will keep them from considering a tenant
  - A felony that is less than 10 years, multiple misdemeanors, sex offenders
- Credit check :yes
  - Eviction, outstanding bills, rental debt, eviction
- Security deposit- same price as first month's rent
- Find Listings on: Website, Facebook, Craigslist
- No tolerance for any late payments

**Pleasant Valley Duplexes**

- Located in Menomonie and Elk Mound
- Duplexes 2 bedroom 2 bathroom
  - Starting around \$820
- Security deposit is equal to one month's rent
- Rural housing or section 8: No
- Must have credit of 525 or higher

**Southside Properties** (715) 231-7368 [southsidepropertymanagement.com](http://southsidepropertymanagement.com)

Assistance from Rural Housing: yes but must qualify first

- Apartments 1-6 Bedrooms
  - 1 Bedroom-\$ 375
  - 6 Bedroom- \$1860
    - Some apartments include internet, washer/dryer

- Pet Policy- Depends on location
  - Cats-\$25/month extra
  - Dogs-\$30/month extra
- Background check: yes
  - Types of criminal convictions that will keep them from considering a tenant
    - Eviction, theft, some drug charges
    - Would consider written explanation of any charges
- Credit check: no
- Prefer tenant make 3x the amount of rent
- Security deposit- same price as first month's rent
- Find listings on: Facebook, Zillow, signs around the area

**Soviak Realty (715) 235-1535**

- 1-3 Bedroom apartments
  - Rent starts at \$625
  - Snow/Lawn care included
- 4-plex units with garage
- Pet Policy
  - No pets
- Background check: yes
  - Types of criminal convictions that will keep them from considering a tenant
    - Eviction
    - Very open and understanding of any charges
- Would consider month to month lease
- Credit check: yes
- Does **not** accept Section 8, Rural housing, or WestCAP assistance
- Security deposit- same price as first month's rent
- Find listings on craigslist

**Sunny Daze (715) 309-2550**

- 1 Bedroom Apartment starting at \$425
- 2 Bedroom Apartments starting at \$600
- 3 Bedroom Apartments starting at \$800
- Pet Policy
  - Some pets allowed upon approval
- Security deposit same as rent price

**Tantara Apartments (715) 235-4718**

Boyceville, Colfax, Ridgeland, Menomonie

- 1-3 Bedrooms
  - Some utilities are included
- \$50 application fee, if approved it will go toward the security deposit
- Pet Policy
  - Cats allowed (2)

- +\$25 per cat and \$200 deposit required
- Credit check and background check is required
  - Minimum 600 credit score with no evictions or open collections
  - Strict with felonies but will accept written letter of statement
- Require tenant to have an income 2.5x their rent
- Advertise listings in paper, craigslist, and website: CPLproperties.com

**The Marion Property Management** (715) 308-9906

- Studio apartments starting at \$350
  - Community kitchen
  - All utilities included
- No pets allowed
- Background check: yes
  - Considering a felony or criminal conviction on a case by case basis
- Credit check: sometimes, if not a student
  - Must have some sort of job history available
- Does **not** accept Section 8, Rural housing, or WestCAP assistance
  - Does not accept disability income
- Advertise on Craigslist
- Must purchase parking pass

**Westwinds apartments** (715) 619-6397

**Boyceville**

- 1 bedroom starting at- \$453
- 2 bedroom starting at- \$535
- 3 bedroom starting at- \$585
- **Accepts** section 8 housing
- 1 year lease minimum
- Pet policy: cats and small dogs
  - Fee required
- Credit check: yes
- Background check: yes

**WRD Properties** (Sleeping Rooms)

Rich Schroeder (715) 556-2856

- This is a boarding house with 9 rooms
  - \$225-300 rent
  - Each room has a fridge, stove, and sink
  - Share bathroom
- You pay for rent and electric
- Pet policy

- Pet must be approved
- +\$25/month
- Background check: no
  - Types of criminal convictions that will keep them from considering a tenant
    - Major drug charges
- Credit check: no
- Month to month lease
- Referrals and word of mouth for availabilities

### **YMB Rentals**

#### **Eau Claire**

- Houses, 2,3,4 plex units ranging in price
- Security deposit- Equal to one month's rent
  - Application fee of \$20 per adult applying
- Accept section 8: yes
- Accept Rural housing assistance: yes
- 1 year minimum lease
- Pet Policy: must be approved
  - 30 pound limit
  - +35 extra per months rent
- Credit check: yes
- Background check: yes
- Check for wage verification

### **Section 42 Housing/ Low Income**

Regal Property Management.....(715) 235-7376

Cedar Grove Apartments.....(715) 232-9940

Dancing Oaks (elderly).....(715) 233-0406

WestCAP Prairie Homes (colfax).....(800) 606-9227

WestWind (Boyceville).....(715) 643-7102

### **Subsidized Housing**

Cardinal Capital Management (elderly or disabled).....(715) 668-2272

Dunn County Housing.....(715) 235-4511

Elk Mound Housing (elderly).....(715) 286-5503

Impact 7 (elderly or disabled)....(715) 357-3334

Landmark Company.....(800) 942-3256

Menomonie Housing Authority.....(715) 235-0656

### **Private Landlords**

Al Benning....(715) 835-3645

- Eau Claire duplexes

Brian Grogan...(952) 221-4484

- Elk mound duplexes

David Furlong.....(715) 592-2552

Dennis Handrahan.....(715) 265-7664

Dino Nereson...(715) 254-1582

- Elk mound duplexes

Don Bergelin.....(715) 664-8842

Ken Koehler.....(715) 632-2918

Lavern Ausman....(715) 879-5598

- Elk mound duplexes

Margo Hecker.....(715) 235-1542

- Menomonie duplexes

Marianne Vanprness...(715) 879-5766

- Elk mound 4-plexes

Nancy/Mark Odom.....(715) 308-3278

Paul Silbernick....(651) 253-9511

- Eau claire duplexes

Peters Rentals.....(715) 831-2106

Swati Lall.....(715) 309-8202

Wade Sackett.....(715) 456-4765

### **Additional Websites with available listings:**

[www.craigslist.com](http://www.craigslist.com)

[www.hotpads.com](http://www.hotpads.com)

[www.trulia.com](http://www.trulia.com)

[www.zillow.com](http://www.zillow.com)