

Eau Claire County

Landlord Directory

Updated July 2023



Aging & Disability Resource Center

721 Oxford Avenue-Room 1130, Eau Claire WI 54703

715-839-4735, 1-888-338-4636, tty: use Relay 711

adrc@eauclairecounty.gov eauclaireadrc.org

What is a landlord?

A landlord is the person who owns the property that you are renting. There are also property management companies that could be your landlord.

What is a security deposit?

A security deposit is an amount of money you must pay when you sign your lease. The security deposit is held by your landlord in case there are any damages while you are living at their property. Security deposits are typically one month's rent.

When do I have to pay rent?

Rent is typically due on the first of every month or whatever due date is listed in your lease.

What are utilities?

Electricity, water, garbage service and gas. Every landlord is different-some may pay utilities on your behalf, and some make it your responsibility.

Why is it important to know what utilities you are responsible for?

Depending on the apartment you decide to rent, the cost of utilities can really add up each month. It is important to know how much they may cost in addition to your rent.

What does 'subsidized' mean?

Subsidized means that the amount of rent you pay is based on your income. The rest of the rent is paid by public funds. See our "Income-Based Apartment Options" Guide for more information.

What is a lease?

A lease is a legal contract you enter when you rent a place to live. Make sure you read ALL of your lease before signing it.

How long is a lease for?

Leases can be signed for any amount of time that is agreed upon by you and your landlord. 12 months is the most common.

What if I move out before the end of the

lease?

A lease is a legal contract. If you move out before the end of the lease, you are financially responsible to pay the monthly rent even if you do not live there. Talk to your landlord if you are thinking about moving out early, they may be willing to work with you to come up with a solution.

Housing and Rental Assistance

To receive rental assistance, your income must be **below** the following income guidelines.

Rent payment is based on tenant income.

<u>Household Size</u>	<u>Annual Income (2023 #'s)</u>
1	\$31,350
2	\$35,800

Eau Claire Tenant Landlord Resource Center

Website: <https://ectlrc.org>

Phone: 715-529-2918

Email: info@ectlrc.org

Housing Consultation, mediation, resources.

Tenant Resource Center

www.tenantresourcecenter.org

Information on rental rights and responsibilities. (online information only available for those that live outside of Dane County)

Wisconsin Department of Agriculture, Trade and Consumer Protection

PO Box 8911, Madison WI 53708

Consumer Protection 800-422-7128

www.datcp.wi.gov

DATCPHotline@wisconsin.gov

Guide for Landlords and Tenants; file a complaint regarding landlord/tenant practices.

Online rental search:

www.Leadertelegram.com

www.WIHousingSearch.org

www.Apartmentfinder.com

www.Apartments.com

www.Craigslist.com/eauclaire



Landlord and Property Management Companies

Companies that work with voucher program are marked with a ★

Abode Properties

316 N Barstow St Suite D,
Eau Claire, WI 54703
715-514-4567

offic@abodeproperties.net

www.abodeproperties.net

Various size units/properties.

Application fee: Yes

★ **Austin Property Management**

1233 Menomonie St Suite A,
Eau Claire, WI 54703
715-831-4433

austinrealty21@gmail.com

www.forrentineauclaire.com

Various size units/properties.

Work with housing voucher program: Yes

Application fee: No

★ **Bearson-Woodford Rental Agency**

2621 E Lexington Blvd, Eau Claire, WI 54701
715-579-8692

bwrentals2115@hotmail.com

One- and two-bedroom units/properties.

Application fee: Yes

Benrud Rentals

3311 Golf Rd, Eau Claire, WI 54701
715-834-2292

info@benrudrentals.com

www.benrudrentals.com

Two- and three-bedroom units.

Application fee: No

Automatic denial: any felony conviction or past eviction.

C & N Rentals

★ 3190 London Rd, Eau Claire, WI 54703
715-552-7368

CNRentals2@yahoo.com

Various size units/properties.

Application fee: No

Background and credit check completed on all applications.

Chippewa Valley Property Management

1119 Regis Ct Suite 260, Eau Claire, WI 54701
715-514-5440

info@cv-re.com

www.cv-realestate.com

Various size units/properties.

Application fee: Yes

★ **Clearwater Real Estate**

630 Water St, Eau Claire, WI 54703
715-838-2000

admin@cwree.com

www.cwree.com

Various size units/properties.

Application fee: Yes

Automatic denial: court ordered eviction within the past 5 years, charge of violent or sexual crimes, manufacturing or distribution drugs, habitual criminality, sex offender registry.

★ **Compass Real Estate Management**

2113 Brackett Ave, Eau Claire, WI 54701
715-598-5977

info@compassmgt.cc

www.compassmgt.cc

Various size units/properties

Work with housing voucher program: yes

Application fee: \$25

Companies that work with voucher program are marked with a ★

★ **E & B Rentals**

927 Loring St Suite 2, Altoona, WI 54720

715-832-7808

rentals@eandbrentals.com

www.eandbrentals.com

Various size units/properties.

Application fee: Yes, \$30 per adult

Eau Claire Rentals – Manz Companies

1608 Spooner Ave, Altoona, WI 54720

715-318-1122

info@eauclairerentals.com

www.eauclairerentals.com

Various size units/properties.

Application fee: No

★ **Foxboro Property Management**

2329 E Clairemont Ave, Eau Claire, WI 54701

715-835-6001

info@foxboroproperties.com

www.foxboroproperties.com

Various size units/properties.

Application fee: Yes

★ **Graystone Management**

4228 Southtowne Dr, Eau Claire, WI 54701

715-832-4668

graystone@graystonemanagement.com

www.graystonemanagement.com

Various size units/properties.

Application fee: Yes

Voucher programs require a co-signer.

★ **Greenpoint Properties**

4330 Golf Terrace Suite 100,

Eau Claire, WI 54701

715-833-9625

properties@greenpointco.com

www.greenpointco.com

Efficiency & 3-bedroom; some accessible units.

Application fee: No

Background and credit check completed on all applications.

★ **Holstein Property Management, LLC**

927 Fairfax St, Altoona, WI 54720

715-834-2201

office@holsteinpm.com

www.holsteinpm.com

Various size units/properties

Application fee: Yes, \$9

★ **Landmark Company**

4004 Oakwood Hills Pkwy, Suite 100,

Eau Claire, WI 54701

715-834-3411

info@landmark-company.com

www.landmark-company.com

One-, two- and three-bedroom units.

Application fee: No

North Country Aire Properties

2514 Golf Rd Suite 3, Eau Claire, WI 54701

(715)-855-9360

jody@northcountryrents.com

www.northcountryrents.com

Two-bedroom apartments and townhomes

Application fee: No

Peters Real Estate Group

1620 S Hastings Way, Eau Claire, WI 54701

715-831-2106

info@petersrentals.net

www.petersrealestate.net

PPMC

PO Box 1588, Eau Claire, WI 54702

715-835-1952

ppmcec@gmail.com

One- bedroom units.

Application fee: Yes

★ **Prosper Real Estate**

218 10th Ave Suite 100, Eau Claire, WI 54703

715-514-1616 help@prosperpads.com

www.prosperpads.com

Various size units/properties, 1 to 5 bedrooms.

Application fee: Yes

Automatic denial: felony conviction or recent past eviction.

Companies that work housing voucher program are marked with a ★

Regal Property Management

3502 Oakwood Hills Pkwy Suite C,
Eau Claire, WI 54701
715-552-2050

eauclaire@regalpropertymgmt.com

www.regalpropertymgmt.com

One- and two-bedroom apartments and townhomes.

Application fee: No

Rental Resources of Eau Claire Inc

930 Galloway St Suite 6, Eau Claire, WI 54703
Mailing: 800 Wisconsin St Unit 81,
Eau Claire, WI 54703
715-832-4663

info@rentalresources.net

www.rentalresources.net

Application fee: Yes

Automatic denial: court ordered eviction within the past 5 years, charge of violent or sexual crimes, manufacturing or distribution drugs, habitual criminality, sex offender registry.

Riverbend Rentals & Property Management

2620 Fairway Dr., Altoona, WI 54720
715-225-4200

admin@riverbendpm.com

www.riverbendpm.com

Various size units/properties.

Application fee: Yes

River Valley Property Management, LLC

2822 London Rd, Eau Claire, WI 54701
715-833-8888

rivervalleyproperty@hotmail.com

www.rvpm.com

Various size units/properties.

Application fee: \$25 per adult

Automatic denial: criminal record within the past 10 years of violent crimes, manufacture or distribution of a controlled substance.

Rooney Property Management

13167 Cty. Hwy, OO
Chippewa Falls, WI 54729
715-830-7832

info@rooneypropertieswi.com

<https://rooneypm.com>

★ **Sacia Real Estate Rentals LLC**

2809 E Hamilton Ave, Box 113,
Eau Claire, WI 54701
715-832-0133

sacia@charter.net

www.saciarentals.com

Efficiencies up to 4-bedroom units.

Application fee: Yes

Automatic denial: eviction within the last 5 years, see online rental agreement for additional information on automatic denials.

★ **YMB Rentals**

1316 Fairfax St #101, Eau Claire, WI 54701
715-833-2222

ymbrent@icloud.com

www.8332222.com

Efficiencies up to 3-bedroom apartments, duplexes, and houses.

Application fee: Yes

Automatic denial: Eviction or court action with a current or past landlord, sexual related offenses, certain or extensive criminal backgrounds, negative rental references.

Housing Applications Tracking Sheet

Apartment	Rental Company	Date Applied	Application Fee?	Notes	Have you heard back?