

Terms & Conditions

Wausau Area Property Management (WAPM)

Last Updated: March 24, 2026

1. Acceptance of Terms

By accessing this website, submitting an application, or engaging with WAPM, you agree to these Terms & Conditions. If you do not agree, do not use our services.

2. Role of WAPM

WAPM acts as a property manager and agent for property owners. Final decisions may be made by the property owner. We do not own listed properties unless stated.

3. Listings & Availability

All listings are subject to change or removal without notice. Availability is not guaranteed until lease signing and payment.

4. Applications & Screening

Applicants authorize verification of credit, background, rental, and income history. False information may result in denial or termination. Application fees are non-refundable.

5. Qualification Standards

Typical requirements include income 3x rent, acceptable credit, and rental history. WAPM may deny applications or require additional deposits or co-signers.

6. Deposits & Payments

Security deposits are required. Rent is due per lease terms. Late payments may result in fees or action.

7. Lease Control

Executed lease agreements govern tenancy and override this document.

8. Maintenance

Tenants must report issues promptly. WAPM coordinates repairs but does not guarantee response times unless required by law.

9. Pets

Pet policies vary. Unauthorized pets are a lease violation.

10. Website Use

Users may not submit false information or interfere with the site.

11. Communications Consent

Users consent to receive calls, texts, and emails related to services.

12. Limitation of Liability

WAPM is not liable for listing errors, third-party issues, maintenance delays, or owner decisions.

13. Fair Housing

WAPM complies with all Fair Housing laws.

14. Changes to Terms

Terms may be updated at any time.

15. Governing Law

Governed by Wisconsin law.

16. Contact

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