

Mills Development Corporation

www.mills-development.com

1323 Main Ave South :: Brookings, SD 57006 :: Phone: 605-697-3118 :: Email: info@mills-development.com

Application for Rental

Date / Time Received _____ / _____

Applicant Full Name: _____ Current Address _____

City, State, Zip _____ Home Phone _____ Cell Phone _____

Birth Date ____/____/____ Social Security # ____/____/____ Drivers License # _____ State _____

Present Employer _____ Dates of Employment _____ / _____

Employer contact person: _____ Employer phone number _____

Gross Monthly Income _____ Email _____

Co-Applicant Full Name: _____ Current Address _____

City, State, Zip _____ Home Phone _____ Cell Phone _____

Birth Date ____/____/____ Social Security # ____/____/____ Drivers License # _____ State _____

Present Employer _____ Dates of Employment _____ / _____

Employer contact person: _____ Employer phone number _____

Gross Monthly Income _____ Email _____

Other individuals who will occupy the apartment (including minors):

Name	SSN	DOB
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1. _____

2. _____

Date I/we would like to occupy unit: ____/____/____ Total number of vehicles occupants will park on premises _____

Our properties offer options regarding pets.

Do you have a pet or assistance animal? Yes No

Type and breed of animal _____

(We require a pet rent of \$45.00. An additional \$25.00 pet rent is required for a second pet.)

Does any member of your household smoke? Yes No *Units are smoke free. Smoking must take place outdoors.

Preferred number of bedrooms? _____

Please check properties in which you are interested:

- | | |
|---|--|
| <input type="checkbox"/> Heron Cove Townhomes (2 bdrm.) attached garage | <input type="checkbox"/> 1921 Building 1 Bedroom |
| <input type="checkbox"/> Heron Cove Townhomes (3 bdrm.) attached garage | <input type="checkbox"/> 1921 Building 2 Bedroom |
| <input type="checkbox"/> Heron Cove Townhomes (2 bdrm.) 3-season porch, detached garage | <input type="checkbox"/> 1921 Building Underground Parking |
| <input type="checkbox"/> Heron Cove Townhomes (2 bdrm.) detached garage | |
| <input type="checkbox"/> Willow Trail (2 bdrm.) pets allowed, detached garage | <input type="checkbox"/> Willow Trail Townhome (3bdrm.) pets allowed attached garage |
| <input type="checkbox"/> Willow Trail (2 bdrm.) no pets, detached garage | |
| <input type="checkbox"/> Willow Trail (2 bdrm.) 3-season porch, detached double garage | |

Have you or anyone in the household ever been **involved** in any of the following crimes: violence, firearm violations, illegal drugs, theft, vandalism, disorderly conduct, disturbing the peace, assault or stalking? Yes No

Are you or any member of your household required to register your address or other information pursuant to a Sex Offender Registration Law of any state? Yes No

Do you own a vacuum cleaner? Yes No

Rental History:

Applicant:

Co-Applicant:

Current Landlord: _____ Current Landlord: _____

Landlord's Phone # _____ Landlord's Phone # _____

Month/Year Moved In _____ Month/Year Moved In _____

Present Monthly Rent _____ Present Monthly Rent _____

Reason for Moving _____ Reason for Moving _____

Have you given notice? _____ Have you given notice? _____

Previous Landlord _____ Previous Landlord: _____

Landlord's Phone # _____ Landlord's Phone # _____

Rental Address _____ Rental Address _____

City, State, Zip _____ City, State, Zip _____

Dates of Occupancy _____ Dates of Occupancy _____

Monthly Rent _____ Monthly Rent _____

Reason for Moving _____ Reason for Moving _____

How did you hear about Mills Development? _____

Has anyone applying for housing on this application ever been evicted? Yes No

If yes, explain: _____

Has anyone applying for housing on this application ever broken a rental agreement? Yes No

If yes, explain: _____

Agreement and Authorization

Applicant(s) agree(s) to pay a **non-refundable** application fee of **\$40.00**.

I certify that the statements I have made are true and correct. I hereby authorize a credit and criminal background check, verification of information I have provided, and communication with any and all contacts listed on this application. I understand that this is a preliminary rental application only and does not constitute a rental/lease agreement in whole or in part. I understand that further information may be requested to complete the application process and that any misrepresentation on this application may be cause for lease termination and/or non-acceptance of this application.

Applicant Signature _____

Date: _____

Applicant Signature _____

Date: _____

Applicant Signature _____

Date: _____

Crime Free Lease Addendum

Being members of any chapter of the International Crime Free Association does not mean that the participating community is free of crime. However, in an effort to detect and deter criminal activity, this Crime Free addendum is a necessary and crucial element of the lease. Residents hereby agree to live crime free and insure that Resident's occupants, guests and invitees live crime free throughout the lease term, on and off of the property.

Resident understands that crime can and does occur in every segment of life as well as in every multi-family and single family communities; homeowners associations; hotel and motels; mini storages; mobile home parks; RV parks; and other neighborhoods, regardless of the location. No property can or should be considered totally safe and free from crime regardless of the measures taken to the contrary. Hence, the Resident agrees as follows:

1. Resident, Resident's occupants, and Resident's and occupant's guests and invitees shall not engage in criminal activity, on or off the said premises and common area. Resident and Resident's occupants agree to live a crime free lifestyle. Resident agrees to ensure that Resident's occupants live a crime free lifestyle. Resident understands that Resident is responsible for the actions of Resident's occupants, and all guests whether or not the Resident knew about such criminal conduct.
2. Resident, Resident's occupants, and Resident's and occupant's guests and invitees shall not engage in any act that is intended to or that actually facilitates any criminal activity, on or off of the premises and common ground.
3. Resident, Resident's occupants, and Resident's and occupant's guests and invitees shall not permit the dwelling unit to be used for any criminal activity whatsoever.
4. Resident, Resident's occupants, and Resident's and occupant's guests and invitees shall not engage in any act of violence or threat of violence, or any property damage, on or off of the dwelling unit premises.
5. VIOLATION OF THE ABOVE PROVISIONS IS A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY. A single violation of any of the provisions of this addendum shall be deemed a serious, material and irreparable violation and noncompliance of the lease, regardless of whether or not Resident has any knowledge of the violation by an occupant, guest or invitee and regardless of whether on or off the property. It is understood and agreed that a single violation shall be good cause for immediate termination of the lease. Proof of the violation shall not require criminal conviction, but shall require only a preponderance of the evidence. The parties waive a jury trial and specifically agree that any court action regarding a breach of this agreement shall be decided through a bench trial.
6. In case of a conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern. This agreement is incorporated onto the bylaws of the association as part of the rules and regulations of the association.

<hr/> Resident's Printed Name	<hr/> Signature	<hr/> Date
<hr/> Resident's Printed Name	<hr/> Signature	<hr/> Date
<hr/> Resident's Printed Name	<hr/> Signature	<hr/> Date
<hr/> Manager's Printed Name	<hr/> Signature	<hr/> Date