



Mills Property Office Use Only:
 Apply Date: _____ Time: _____
 Copy of Applicant ID Received

APPLICATION FOR CONVENTIONAL PROPERTIES

Each Adult Applicant must fill out an application and submit a copy of a government issued photo ID.

Please Attach Applications for combined households.

Personal Information:

Name: First _____ Middle _____ Last _____

Social Security # _____ Birth Date _____ Email _____

Phone: Home _____ Cell _____

Current Address _____ City _____ State _____ Zip _____

Present Landlord (If applicable) _____ Landlord Phone # _____

Length of Occupancy: From _____ to _____

Previous Address _____ City _____ State _____ Zip _____

Previous Landlord (If applicable) _____ Landlord Phone # _____

Length of Occupancy: From _____ to _____

Criminal Activity: *(All Properties are a part of the South Dakota Crime Free Housing)*

1. Have you been involved with any of the following crimes: *Violence, firearm violations, illegal drugs, theft, vandalism, disorderly conduct, disturbing the peace, assaults, or stalking (do not include minor traffic violations)*? Yes No **If yes, explain:** _____

2. Are you convicted sex offender? Yes No

Housing Preferences:

1. Please list the total number of persons that will be occupying the rental home (including minors): _____

2. What is your desired move-in date? _____

3. Please select which city(s) you would like to rent in: Aurora Brookings Bridgewater Flandreau Huron Madison Miller
 Mitchell Pierre Salem Vermillion Volga Yankton Watertown White

4. What is your preferred rental size: Studio 1 bedroom 2 bedroom 3 bedroom 4 bedroom 6 bedroom

5. Please list which property(s) you are interested in: _____

6. Do you have pets? Yes No

7. Have you ever broken a rental agreement? Yes No

8. How did you hear about Mills Property Management? Friend Radio Web Newspaper Property Sign Other

***All Properties are smoke-free**

Signature: _____ **Date:** _____

(My above signature gives my consent to any verification of information of the references I have listed including credit, criminal & landlord checks.)

This is a preliminary application and conveys no leasing or rental rights. Additional information may be requested as necessary to complete this application process.
 Any signatures are my consent to any verification of information from the references I have listed including credit, criminal and landlord checks.

All agents of Mills Property Management Inc. represent the owner in this and any other transaction.
 Elena McKeown, a licensed responsible broker, is representing the owner in this transaction.



CRIME FREE LEASE ADDENDUM

In consideration of the execution or renewal of a lease of the dwelling unit identified in the least, Owner and Resident agree as follows:

1. Resident, any members of the resident’s household or a guest or other person under the resident’s control shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. “Drug-related criminal activity” means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C. 802]).

2. Resident, any member of the resident’s household or a guest or other person under the resident’s control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near the said premises.

3. Resident or members of the household will not permit the dwelling unit to be used for, or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest.

4. Resident, any member of the resident’s household or a guest, or another person under the resident’s control shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance or marijuana as defined in SDCL 22-42, at any locations, whether on or near the dwelling unit premises or otherwise.

5. Resident, any member of the resident’s household, or a guest or another person under the resident’s control shall not engage in any illegal activity, including prostitution as defined in SDCL 22-23-1, criminal street gang activity as defined in SDCL 22-10-14, threatening, intimidating or stalking as prohibited in SDCL 22-19A, assault as prohibited in SDCL 22-18 or the unlawful discharge of firearms, as determined in SDCL 22-14-7, on or near the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent or other tenant or involving imminent or actual serious property damage, as defined in SDCL 22-34.

6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE 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 added addendum shall be deemed a serious violation and a material and irreparable noncompliance. It is understood that a single violation shall be good cause for immediate termination of the lease under SDCL 43-32. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by substantial evidence of the type reasonably relied upon by property managers in the usual and regular course of business.

7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.

8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Owner and Resident.

Resident Signature Date: _____

Resident Signature Date: _____

Resident Signature Date: _____

Resident Signature Date: _____

Resident Signature Date: _____

Property Manager’s Signature Date: _____