

CRIME FREE LEASE ADDENDUM

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Owner and Resident(s) 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 non-compliance. 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(s).

9. HOW DID YOU HEAR ABOUT----- A & A: __ News Paper __ AA Website __ AHRN __ Word of Mouth __ Sign Other: _____

Resident signature: _____ Date: _____

Resident signature: _____ Date: _____

A & A Professional Property Management Received by: _____ Date: _____

NON-REFUNDABLE FEE

Application Fee to Rent Dwelling (Individual): \$25.00 (Joint): \$35.00

PHOTO ID REQUIRED FOR APPLICATION PROCESS



PROFESSIONAL PROPERTY MANAGEMENT

1404 Mt. Rushmore Road

Rapid City, South Dakota 57701

Office: 605-341-7761 or Fax: 605-737-7961

DATE: _____ PROPERTY APPLYING FOR: _____

Please Tell Us About Yourself:

Tenant Name: _____ Soc. Sec. #: _____ DOB: _____

Co-tenant: _____ Soc. Sec. #: _____ DOB: _____

Names of Children & Ages: _____

Pets (Number & Kind): _____ (Deposit Required) Other Occupant: _____

Phone #'s: _____

E-mail: _____

Please Give Us Your Residence History:

Current Address: _____ City/State: _____ Zip: _____

Moved in Month: ___ Year: ___ Move out Month: ___ Year: ___ Reason for moving: _____

Owner or Agent: _____ Phone #: _____

Previous Address: _____ City/State: _____ Zip: _____

Moved in Month: ___ Year: ___ Move out Month: ___ Year: ___ Reason for moving: _____

Owner or Agent: _____ Phone #: _____

Previous Address: _____ City/State: _____ Zip: _____

Moved in Month: ___ Year: ___ Move out Month: ___ Year: ___ Reason for moving: _____

Owner or Agent: _____ Phone #: _____

Employment Information:

Your status: _____ Full time _____ Part time _____ Student _____ Unemployed

Employer: _____ Phone #: _____ Occupation: _____

Salary \$: _____ Per: _____ Other Income: _____

Co-applicant: _____ Full time _____ Part time _____ Student _____ Unemployed

Employer: _____ Phone #: _____ Occupation: _____

Salary \$: _____ Per: _____ Other Income: _____

Please list Your Bank and Credit References:

You're Bank(s): _____ City /State _____ Branch Type _____ Type of Acct. _____ Acct. # _____

1. _____

2. _____

Your Vehicle(s) Make/Model: _____ Year: _____ Tag #: _____ State: _____

Give the Names, Addresses, and Phone #'s of at least 3 Family members (Different Locations):

	Name	Address	City/State	Phone #
1.	_____			
2.	_____			
3.	_____			

Have you ever been evicted?	Yes.....No
Have your wages ever been garnished?	Yes.....No
Have you ever been convicted of a Crime?	Yes.....No
Do you know of anything that may interrupt your income or ability to pay rent?	Yes.....No

This application is subject to acceptance by the owner and execution of a lease or rental agreement and is offered without respect to race, color, creed, sex, or national origin.

Applicant (signature): _____ Co-applicant (signature): _____
Date: _____ Date: _____

I, Mary L. Riss as property manager for said listed property shall disclose that I am representing an individual owner of the property. I am a licensee of the SDRE Commission.

I hereby authorize A & A Professional Property Management to contact previous landlords and references listed to obtain the following:

LANDLORD REFERENCES, CRIMINAL BACKGROUND CHECK and INCOME VERIFICATION

I hereby certify that the above information is correct and understand that any false or incorrect statements made will be grounds for denial of this application.

The security deposit is due with this application along with a \$25.00 (single)/ \$35.00 (couple), **NONREFUNDABLE**, cash application fee. Processing of this application will not begin and residence will not be held until both are paid.

I understand that if I change my mind, my security deposit is not refundable.

Applicant (signature): _____ Date: _____
Co-applicant (signature): _____ Date: _____