DAKOTA COMMERCIAL PROPERTY MANAGEMENT RENTAL APPLICATION

____ 6-month Lease **____ 9-month Lease** **____ 12-month Lease**
(+100/mo.)* *(+50/mo.*)* *(Market Rate*)*
**not applicable for apartments using Rent Maximizer (Pines A&B, Westwood Place, Campus Place 1-6)*
____ Additional Roommate **____ Sublease**

The undersigned hereby makes application to rent unit number _____ located at _____ _____ beginning on _____, 20____, at a monthly rental rate of $_____ and submits the following information:

Full Name of Applicant (first/middle/last) _____ Phone #_____
Birth Date ___/____/___ Social Security #_____ Email _____
Name of Co-Applicant(s) (first/middle/last) _____
Dependents Names/Ages _____
Current Address _____
Dates Lived There _____ Reason for Leaving_____
Owner or Agent name/phone #_____
Previous Address _____
Dates Lived There_____ Reason for Leaving_____
Owner or Agent name/phone #_____
Current Employer: _____
Start Date: _____ Position: _____
Supervisor: _____Phone #: _____
Salary $ _____ per month. Other Income: _____
Parent/next of kin -- Name/Address/Phone #/Email: _____ _____
Automobile Make/Model/Year/License Plate #/Color: _____
Have you EVER been evicted from an apartment? _____ If yes, state date and reason_____ _____ Have you ever filed for bankruptcy? _____
If yes, state date and reason_____
Have you ever been convicted of a felony? _____ Are you a registered sexual offender? _____
How did you hear about us? ____ Apartment Guide _____ Dakota Student ____ Sign ____ Tidbits
Dakota Commercial Website: _____ Resident Referral: _____

With this application, I hereby deposit $ _____ of the total $ _____ security deposit for said apartment. I understand that if I do not occupy this unit for any reason (unless I am denied by Dakota Commercial) I must notify management within 72 hours from the date the security deposit is submitted (partial or full payment) to receive the full security deposit back minus a $50.00 administrative fee. I understand that if I do not notify management within 72 hours from the date the security deposit is submitted (partial or full payment) I will forfeit the amount of the security deposit paid (partial or full).
Initial: _____ Date: _____

CRITERIA FOR TENANT SELECTION

Tenants are to be selected in accordance with applicable Federal and State laws. Dakota Commercial & Development Co. property management reserves the right to reject anyone that may jeopardize the future stability of the property. All applicants must meet the following criteria:

1. State and Federal Laws – Applicants shall meet the eligibility requirements imposed by applicable State and Federal laws.
2. Verification –All information provided by applicant will be verified by third parties. Applications are not considered complete until all required verifications have been obtained.
3. Appropriate Family Size – The family size must be appropriate for the unit available.
4. Good Rental History – Applicant shall have at least one year of good rental history. Good rental history includes, but is not limited to: demonstration of the ability to pay rent on time, no record of disruptive behavior, no past evictions, no lease or rule violations and satisfactory housekeeping habits. For applicants moving into an apartment for their first time, a co-signer will be required for the first year of rental.
5. No Record of Criminal Activity – All applicants and household members shall have no criminal history of any type. Conviction for crimes of physical violence, sexual offenses, or multiple criminal offenses will be grounds for automatic denial. Any other criminal activity will be subject to the Criminal Criteria Policy of Dakota Commercial & Development Co.
6. Credit History – Applicant and/or co-signer must have United States Social Security Number in order for Dakota Commercial & Development Co. to obtain a credit report. Poor credit history is grounds for denial. This includes, but is not limited to: recent/consistent deficiencies in overall credit whereby applicant would be unable to pay rent or other expenses related to the unit, owing money to a current or previous landlord, or any judgments on record.
7. Negative Behavior – If applicant exhibits negative behavior of any kind, this can be used as grounds for denial. This includes being uncooperative, abusive or belligerent towards management and/or staff during the application process and/or providing information which is false, incomplete or non-verifiable.
8. Denial of Application – In the event any application is not approved, the applicant shall be notified via phone call or in writing as to the reason(s) for denial.

I give Dakota Commercial Property Management my permission to check rental and/or other references, run a credit report and/or criminal background check.

The above information, to the best of my knowledge, is true and correct.

Signature of Applicant_____ Date _____

Co-Applicants must file separate applications.

Dakota Commercial & Development Co. complies will all Federal, State and local fair housing and equal opportunity laws. Applicants will not be discriminated against on the basis of race, color, creed, religion, sex, national origin, political or other affiliation, marital status, age, disability, sexual orientation, economic status, familial status, ancestry, or status with regard to public assistance.

For Office Use Only: Application Fee Paid: _____ Deposit Paid: $ _____ Check #: _____ CC Type: _____ App Accepted By: ____