

**CYNTOM PROPERTY MANAGEMENT, INC.**

3800 S. Grange Ave.

Sioux Falls, South Dakota 57105

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www.cyntom.com

All Agents of CPM, Inc. (a licensed real estate firm) represent the owner in this and any other transaction

RENTAL APPLICATION

FOR OFFICE USE ONLY

DATE _____ AGENT _____

COMMUNITY _____

APT. NO. _____ RENT \$ _____

DEPOSIT _____

APPLICATION FEE _____

Notice: Co-Applicant must complete a separate Rental Application Form

The undersigned hereby makes application to rent unit number _____ located at _____ beginning on _____, at a monthly rental of \$ _____

PLEASE TELL US ABOUT YOURSELF

FULL NAME _____ PHONE () _____

Date of Birth _____ Social Security No. _____ Driver's Lic. No. & State _____

Name of Co-Applicant _____ Relationship _____

Names of All Other Occupants _____

Total Number of Occupants _____

How Many Pets Do You Or Other Occupants Own? _____

Kind of Pet, Breed, Weight and Age _____

PLEASE GIVE YOUR RESIDENCE HISTORY FOR THE PAST 3 YEARS (Beginning With Most Current)

CURRENT ADDRESS _____

Month & Year Moved In _____ Reason for Leaving _____

Owner or Agent _____ Phone () _____ Monthly Payment \$ _____

PREVIOUS ADDRESS (if within 3 years) _____

Month & Year Moved In _____ Reason for Leaving _____

Owner or Agent _____ Phone () _____

PREVIOUS ADDRESS (if within 3 years) _____

Month & Year Moved In _____ Reason for Leaving _____

Owner or Agent _____ Phone () _____

PLEASE GIVE YOUR EMPLOYMENT INFORMATIONYOUR STATUS: Employed Full-Time Employed Part Time Student Retired Not Employed

CURRENT EMPLOYER (or most recent) _____

Address _____ Phone () _____

Date(s) Employed / From _____ To _____ Position _____

Supervisor _____ Your Gross Monthly Salary \$ _____ Household Gross Monthly Income \$ _____

PREVIOUS EMPLOYER _____

Address _____ Phone () _____

Date(s) Employed / From _____ To _____ Position _____ Supervisor _____

If there are other sources of income you would like us to consider, please list income, source and person (Banker, Employer, etc.) who we could contact for confirmation. You do NOT have to reveal alimony, child support or spouses annual income unless you want us to consider it in the application.

Amount \$ _____ Source _____

PLEASE LIST YOUR BANK AND CREDIT REFERENCES

YOUR BANK(S) City/State/Branch Acct. Number & Type Telephone

1 _____

2 _____

YOUR CREDIT REFERENCES City/State Acct. Number Telephone

1 _____

2 _____

3 _____

TOTAL NUMBER OF VEHICLES (Including Company Vehicles) _____

Make/Model _____ Year _____ Color _____ Tag No./State _____

Make/Model _____ Year _____ Color _____ Tag No./State _____

Other Car, Motorcycle, etc. _____

HAVE YOU OR CO-APPLICANT EVER:Been evicted or asked to move out? Yes No Been sued for non-payment of rent? Yes NoBroken a Rental Agreement or Lease? Yes No Been arrested or convicted of a crime? Yes NoDeclared Bankruptcy? Yes No Been sued for damage to rental property? Yes No**CONTINUED OVER ►►**

If you answered yes to any of the above questions please specify any additional information on the back side of the application.

Please give any additional information that might help management evaluate your application:

How did you hear about our property? _____
If management has any questions about your application, please give Phone Numbers where you can be located.
Day Phone: _____ Evening Phone: _____

IN CASE OF PERSONAL EMERGENCY, NOTIFY: _____ Relationship _____ Full Address: _____ Home Phone: _____ Work Phone: _____

I hereby apply to lease the above described premises for the term and upon the conditions above set forth and agree that the rental is to be payable the 1st day of each month in advance. As an inducement to the owner of the property and to the agent to accept this application, I warrant that all statements above set forth are true; however should any statement made above be a misrepresentation or not a true statement of facts, \$100.00 of the deposit will be retained to offset the agent's cost, time and effort in processing my application.

I hereby deposit \$ _____ as earnest money to be refunded to me if this application is not accepted within 2 business banking days. Upon acceptance of this application, this deposit shall be retained as part of the security deposit. When so approved and accepted I agree to execute a lease for 12 months before possession is given and to pay the balance of the security deposit within 2 business banking days after being notified of acceptance, or the deposit will be forfeited as liquidated damages in payment for the agent's time and effort in processing my inquiry and application, including making necessary investigation of my credit, character, and reputation. If this application is not approved and accepted by the owner or his agent, the deposit will be refunded, the applicant thereby waiving any claim for damages by reason of nonacceptance which the owner or his agent may reject without stating any reason for doing so.

CynTom Property Management, Inc. affirms that they will not refuse rental housing to any prospective tenant(s) on the basis of race, color, religion, sex, handicap, family status or national origin. All decisions regarding qualification of the application will be made in the sole judgment of CynTom Property Management, Inc. or other agencies to obtain a credit report and other information for the use in processing this application.

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

Signature of Applicant _____ Date Signed _____

APPLICANT: PLEASE DO NOT WRITE BELOW

PAYMENT OF \$ _____ RECEIVED BY (NAME) _____ DATE _____
THIS APPLICATION FORM RECEIVED BY (NAME) _____ DATE _____

Reference Verification Name	Reference Comments

Comments: _____

THIS APPLICATION APPROVED NOT APPROVED
BY _____ TITLE _____ DATE _____

If not approved, specify reason(s): _____

Applicant Notified By (Name) _____ Date Notified _____

Notified by: LETTER (Attach Copy) FORM TELEPHONE FAX IN PERSON

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 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, Of 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 their tenant or involving imminent or actual serious property damage, as defined in SDCL 22034.

6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE 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 43032. 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

Property Manager's Signature

Date

Property