



SAND CREEK



Application

Date Received _____

Time Received _____

APPLICANT: _____ Social Security # _____ Birth Date _____ Email _____
Present Address _____ City _____ State _____ Zip _____ Phone # _____ Cell # _____

EMPLOYER _____ Address _____ City _____ State _____
Length of Employment _____ Work phone # _____

PRESENT LANDLORD _____ Phone # _____ Present Monthly Rent \$ _____
Landlords' Address _____ City _____ State _____ Zip _____

Length of Occupancy From: _____ To: _____ Occupancy Address _____ City _____ State _____

PREVIOUS LANDLORD _____ Phone # _____ Monthly Rent \$ _____
Landlords' Address _____ City _____ State _____ Zip _____

Length of Occupancy From: _____ To: _____ Occupancy Address _____ City _____ State _____

CO-APPLICANT: _____ Social Security # _____ Birth Date _____ Email _____
Present Address _____ City _____ State _____ Zip _____ Phone # _____ Cell # _____

EMPLOYER _____ Address _____ City _____ State _____
Length of Employment _____ Work phone # _____

PRESENT LANDLORD _____ Phone # _____ Present Monthly Rent \$ _____
Landlords' Address _____ City _____ State _____ Zip _____

Length of Occupancy From: _____ To: _____ Occupancy Address _____ City _____ State _____

PREVIOUS LANDLORD _____ Phone # _____ Monthly Rent \$ _____
Landlords' Address _____ City _____ State _____ Zip _____

Length of Occupancy From: _____ To: _____ Occupancy Address _____ City _____ State _____

Names of all who will occupy the Apartment: _____

Earliest date I/We would occupy Apartment _____

Preferred Apartment Size? 1 bedroom 2 bedrooms

*Do you have pets? Yes No

*Does any member of your household smoke? Yes No

Criminal Activity

Have you or anyone in your household been involved with any of the following crimes?: Violence, firearm violations, illegal drugs, thefts, vandalism, disorderly conduct, disturbing the peace, assaults, or stalking (do not include minor traffic violations)? Yes No

If yes explain _____ **Is any member of your household a convicted sex offender?** Yes No

*some properties allow pets and smoking, others do not.

This is a preliminary application and conveys no leasing or rental rights. Additional information may be requested as necessary to complete this application process. By signature below, I consent to any verification of information from the references I have listed above, including a credit check.

Applicant's Signature _____ **Date** _____

Co-Applicant Signature _____ **Date** _____

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



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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; homeowner's 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, Landlord/Manager does not, and cannot, in any way warrant or guarantee Resident, Resident's occupants, Resident's guests, and Resident's invitee's is Resident's responsibility and not the responsibility of the Landlord or management.

Therefore as part of the consideration for the execution or renewal of a lease, Resident agrees as follows:

1. Resident, Resident's occupants, and Resident's and occupant's guests and invitee's 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' 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.

_____ Resident's Printed Name	_____ Signature	_____ Date
_____ Resident's Printed Name	_____ Signature	_____ Date
_____ Resident's Printed Name	_____ Signature	_____ Date
_____ Manager's Printed Name	_____ Signature	_____ Date