



TO ALL APPLICANTS:

We would like to thank you for your interest in our apartments. We take pride in our apartments and are pleased with what we have to offer.

After you have completed all questions and signed an application, you are put on our waiting list. The following procedure is used for processing an application and determining your eligibility:

1. Availability of qualifying apartment
2. Income eligibility
3. Date of application
4. Credit Check
5. Information from current and prior landlords
6. Criminal background check

It is your responsibility to call our office if you have a change in income, address, or phone number while you are on the waiting list.

Also be informed that after six months, if we have not heard from you, and you want to remain on the waiting list, you must contact Mills Property Management Inc. to confirm your continued interest in remaining on the waiting list. If you do not contact Mills Property Management Inc. six months after the application was made, your application will be removed from the waiting list.

If an apartment becomes available for you, and we cannot get in touch with you by phone or mail, your application will be put in our inactive/unavailable file.

Mills Property Management does not discriminate against any person because of age, race, color, religion, sex, handicap, creed, familial status or nation origin.

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

Instructions: Please follow carefully - Incomplete applications will be returned

1. **Complete all areas.** If an item does not apply to you, mark "N/A" on that line.

We need copies of Social Security Cards The government **requires** that all applicants over the age of 5 submit a copy of their social security card with the attached housing application.

Note: Copies of Metal Social Security Cards are not acceptable.

If you cannot provide us with a copy of your social security card, it will be necessary that you certify to us that you have made application to the Social Security Office for a new card before we will accept your housing application.

2. **Proof of US Citizenship** The US Department of Housing & Urban Development (HUD) **requires** that all applicants be US Citizens, nationals or certain categories of eligible non-citizens. To do this, you **must** complete the Declaration of Section 214 Status forms for **EACH** family member (including yourself). These forms will be provided with your move in paperwork for completion.
3. **We need a copy of every household members Birth Certificate**
5. **Signatures are required by all adult applicants**
6. **Return your application to:** **Mills Property Management, Inc.**

Note: Pets are only allowed in our elderly properties or for persons with disabilities who require a service animal.

Mills Property Management, Inc. has several communities that are smoke free. You will be required to sign a Smoke Free Lease Addendum upon your lease signing.

The communities are as follows:

- **Arrowhead Apartments**
 - **Sunchase Apartments**
 - **Briarwood**
 - **Sunchase II Apartments**
 - **Yorkshire Apartments**
 - **Lincoln Apartments**
 - **Sunrise Apartments**
 - **Courtyard Apartments**
 - **Friendship Circle Apartments**
 - **Villa Apartments in Canton**
 - **Canyon Ridge**
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APPLYING FOR HUD HOUSING ASSISTANCE?

**THINK ABOUT THIS...
IS FRAUD WORTH IT?**

Do You Realize...

If you commit fraud to obtain assisted housing from HUD, you could be:

- **Evicted** from your apartment or house.
- **Required to repay** all overpaid rental assistance you received.
- **Fined** up to \$10,000.
- **Imprisoned** for up to five years.
- **Prohibited** from receiving future assistance.
- **Subject** to State and local government penalties.

Do You Know...

You are committing fraud if you sign a form knowing that you provided false or misleading information.

The information you provide on housing assistance application and recertification forms will be checked. The local housing agency, HUD, or the Office of Inspector General will check the income and asset information you provide with other Federal, State, or local governments and with private agencies. Certifying false information is fraud.

So Be Careful!

When you fill out your application and yearly recertification for assisted housing from HUD make sure your answers to the questions are accurate and honest. You must include:

All sources of income and changes in income you or any members of your household receive, such as wages, welfare payments, social security and veterans' benefits, pensions, retirement, etc.

Any money you receive on behalf of your children, such as child support, AFDC payments, social security for children, etc.

Any increase in income, such as wages from a new job or an expected pay raise or bonus.

All assets, such as bank accounts, savings bonds, certificates of deposit, stocks, real estate, etc., that are owned by you or any member of your household.

All income from assets, such as interest from savings and checking accounts, stock dividends, etc.

Any business or asset (your home) that you sold in the last two years at less than full value.

The names of everyone, adults or children, relatives and non-relatives, who are living with you and make up your household.

(Important Notice for Hurricane Katrina and Hurricane Rita Evacuees: HUD's reporting requirements may be temporarily waived or suspended because of your circumstances. Contact the local housing agency before you complete the housing assistance application.)

Ask Questions

If you don't understand something on the application or recertification forms, always ask questions. It's better to be safe than sorry.

Watch Out for Housing Assistance Scams!

- Don't pay money to have someone fill out housing assistance application and recertification forms for you.
- Don't pay money to move up on a waiting list.
- Don't pay for anything that is not covered by your lease.
- Get a receipt for any money you pay.
- Get a written explanation if you are required to pay for anything other than rent (maintenance or utility charges).

Report Fraud

If you know of anyone who provided false information on a HUD housing assistance application or recertification or if anyone tells you to provide false information, report that person to the HUD Office of Inspector General Hotline. You can call the Hotline toll-free Monday through Friday, from 10:00 a.m. to 4:30 p.m., Eastern Time, at 1-800-347-3735. You can fax information to (202) 708-4829 or e-mail it to Hotline@hudoig.gov. You can write the Hotline at:



HUD OIG Hotline, GFI
451 7th Street, SW
Washington, DC 20410



SECTION 504 EQUAL ACCESS STATEMENT

Mills Property Management, Inc. Self-Evaluations and Transition Plan

For mobility impaired persons... This document is kept at 630 Western Avenue in Brookings, South Dakota, which is an accessible facility on an accessible route (parking is available). The document may be examined from Monday through Friday between the hours of 8:00 AM and 4:30 PM. You must phone in to make arrangements to examine this document. Please call 605-697-3175. Hearing impaired persons please call 800-877-1113 (state relay).

For vision impaired persons... Mills Property Management, Inc. will provide a staff person to assist a vision-impaired person in reviewing this document. Assistance may include: describing the contents of the document, reading the document or sections of the document, or providing such other assistance, as may be needed to permit the contents of the document to be communicated to the person with vision impairments.

For the hearing impaired... Mills Property Management, Inc. will provide assistance to hearing impaired persons in reviewing this document. Assistance may include provision of a qualified interpreter at a time convenient to both the Property and the individual. Please call state relay at 800-877-1113 to schedule an appointment.

Assistance to insure equal access to this document will be provided in a confidential manner and setting. The individual with disabilities is responsible for providing their own transportation to and from the location where this document is kept.

If an individual with disabilities is involved, all hearings or meetings required by this document will be conducted at an accessible location with appropriate assistance provided.

In accordance with Federal law and US Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex age, or disability. (Not all prohibited bases apply to all programs).

MILLS PROPERTY MANAGEMENT USE ONLY: **DATE RECEIVED:** _____ **TIME RECEIVED:** _____

APPLICATION FOR SECTION 8/USDA 515 HOUSING

- If the information provided by or about any applicant from any source at any time during the screening process reveals negative information relating to the applicant's ability to meet the obligations of tenancy, the information will be researched as part of the tenant selection screening process and that applicant will be asked to explain this information as part of a uniformly applied policy applicable to all applicants.
- All applicants must be able to meet essential obligations of tenancy -- they must be able to pay rent, to care for their apartment, to report required information to Mills Property Management, Inc., to avoid disturbing their neighbors, etc., but there is no requirement that they be able to do these things without assistance.
- Mills Property Management, Inc. is a management company that provides low rent housing to eligible family households, elderly households and single people. Mills Property Management, Inc. is not permitted to discriminate against applicants on the basis of their race, color, religion, sex, national origin, disability handicap or familial status. In addition, Mills Property Management, Inc. has a legal obligation to provide "reasonable accommodations" to applicants if they, or any household member, have a disability or handicap.
- A reasonable accommodation is some modification or change Mills Property Management, Inc. can make to its apartments or procedures that will assist an otherwise eligible applicant with a disability to take advantage of government programs.
- If you, or a member of your household, have a disability or handicap and think you might need or want a reasonable accommodation, or qualify for a handicap adjustment to income under the HUD, USDA, Rural Development programs, or any other adjustment you are eligible for, you may request it at any time in the application process or after admission. This is up to you. If you would prefer not to discuss your situation with the management company, that is your right.*
- The Fair Housing Act/Federal law prohibits discrimination in the sale, rental or financing of housing on the basis of race, color, national original, sex, religion, age, disability, marital or familial status. USDA, Rural Development applicants may file any complaints of discrimination to USDA Director, Office of Civil Rights, 1400 Independence Avenue, SW, Washington, DC, 20250-9410 or call (800) 795-3272 (voice), or (202) 720-6382 (TDD). Section 8 applicants may file any complaints of discrimination to the U.S. Dept. of Housing & Urban Development, Assistant Secretary for Fair Housing & Equal Opportunity, Washington DC 20410.

A. **FAMILY SUMMARY** -List all persons, including yourself, who will be living in the apartment. List head of household first.

Name	Relationship	Gender	Soc Sec #	Birth Date	FT/PT Student
1	Head				
2					
3					
4					
5					
6					

Mailing Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Physical Address: _____ **City:** _____ **State:** _____ **Zip:** _____
(if different than mailing address)

Email Address: _____

Telephone No. (which you can be reached at): _____

Applying to Property(s): _____ Requested Unit Size: _____ **Bedrooms**

How did you hear about the apartment for which you are applying? _____

***Tenants or Co-Tenants who are disabled, handicapped or over age 62 may qualify for an income adjustment.**

***Do you qualify under this provision? Yes__No__ If you require a handicap-accessible unit, check here**

***If you require any modifications to an apartment, check here and explain in a note to us**

Date you are looking to occupy an apartment _____

Do you expect a change in your household? Yes _____ No _____

If Yes explain? _____

Present amount of monthly rent? \$ _____ Reason for moving? _____

B. INCOME - All sources of regularly received monies must be listed regardless of recipient's age.

Family Member Name	Sources of Income	Amount
	Wages Gross Monthly Amount	\$
	Employer:	
	Address:	
	Wages Gross Monthly Amount	
	Employer:	
	Address:	
	Wages Gross Monthly Amount	
	Employer:	
	Address:	
	Social Security Gross Monthly Amount	
	Social Security Gross Monthly Amount	
	Pension Gross Monthly Amount	\$
	Source:	
	Address:	
	Claim No.	
	Pension Gross Monthly Amount	\$
	Source:	
	Address:	
	Claim No.	
	VA Benefits (Claim # _____)	\$
	SSI Benefits Gross Monthly Amount	\$
	Unemployment Compensation Gross Monthly Amount	\$
	Address:	
	TANF Gross Monthly Amount	\$
	Alimony Gross Monthly Amount	\$
	Child Support Gross Monthly Amount	\$
	Person Paying:	
	Address:	
	Do you receive Payment through Child Support Enforcement? Yes No	
	Other Income Gross Monthly Amount (for example, rental income, etc.)	
		\$

C. ASSETS:

Have you sold or disposed of any asset(s) valued over \$1,000 in the last two years? Yes _____ No _____

If yes, type of asset (e.g., money/land/house) _____

Market value when sold/disposed \$ _____ Amount sold/disposed for \$ _____ Date of transaction _____

Provide the following information for all members of the household (use another sheet of paper if necessary).

Checking Accounts

Bank	Bank
Address/Phone Number	Address/Phone Number
Account No.	Account No.
Int. Rate Balance \$	Int. Rate Balance \$

Savings Accounts

Bank	Bank
Address/Phone Number	Address/Phone Number
Account No.	Account No.
Int. Rate Balance \$	Int. Rate Balance \$

Certificates of Deposit

Bank	Bank
Address/Phone Number	Address/Phone Number
Acct.# Int Rate Amt. \$	Acct.# Int Rate Amt. \$
Penalty for Early Withdrawal Maturity Date	Penalty for Early Withdrawal Maturity Date

Stocks

IRA's/401-K's

Name	Bank
Address/Phone Number	Address/Phone Number
Value \$ Div. Rate	Value \$ Div. Rate

Bonds

Trust Accounts

(must provide copy of bond or bond series#)

Bank	Bank
Address/Phone Number	Address/Phone Number
Present Value \$	Account No.
Maturity Date	Int. Rate Balance \$

C. **ASSETS** (continued):

Real Estate

Do you own any property? Yes _____ No _____

If yes, type & location of property _____

Appraised market value \$ _____ Mortgage or outstanding loan due \$ _____

Name & address of broker/realtor who would provide verification of market value:

Broker/Realtor	Address	City	State	Zip
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D. **MEDICAL AND CHILD CARE EXPENSES**

FOR ELDERLY, DISABLED, HANDICAPPED APPLICANTS ONLY

Medical Costs - Complete only if head or spouse is 62 or older, handicapped, or disabled AND ONLY if these medical expenses are paid for out of your own pocket and not reimbursed by medical insurance.

Medicare

Monthly Amount \$ _____	Monthly Amount \$ _____
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Medical Insurance

Name _____	Name _____
Address _____	Address _____
Claim No. _____ Monthly Amt. \$ _____	Claim No. _____ Monthly Amt. \$ _____

Pharmacy

Name _____	Name _____
Address _____	Address _____
Anticipated prescription costs not covered by insurance - Monthly Amount \$ _____	Anticipated prescription costs not covered by insurance - Monthly Amount \$ _____

Physician

Are you seeing a physician REGULARLY ? Yes _____ No _____	
Name _____	Name _____
Address _____	Address _____
Anticipated costs not covered by insurance - Monthly Amount \$ _____	Anticipated costs not covered by insurance - Monthly Amount \$ _____

Outstanding Medical Bills for which You are Making Monthly Payments

Name _____	Name _____
Address _____	Address _____
Anticipated costs not covered by insurance - Balance Due \$ _____ Monthly Amount \$ _____	Anticipated costs not covered by insurance - Balance Due \$ _____ Monthly Amount \$ _____

Child Care Expenses - Complete for children 12 and younger - Weekly cost for Child Care \$ _____

Name & Address of Person/Agency caring for children: _____

E. PROGRAM INFORMATION

Are you currently living in subsidized housing? Yes _____ No _____

F. APPLICANT INFORMATION-

Do you have a Section 8 Voucher or any other type of voucher? Yes _____ No _____

1. Have you been served a Notice to Quit or been asked to leave by a previous landlord? Yes _____ No _____
2. Have you been served with lease violations from a previous landlord? Yes _____ No _____
3. Have you been evicted by a previous landlord? Yes _____ No _____
4. Have you or any household member been evicted for drug-related criminal activity? Yes _____ No _____
5. Have you or any household member been convicted of a sex related crime or are subject to a lifetime registration in a State sex offender registration program? Yes _____ No _____

List all states, other than the one that you reside in now, in which you have lived in during the last five years? _____

6. Have you or any household member been involved with any of the following crimes including: violence, firearm violations, illegal drugs, thefts, vandalism, disorderly conduct, disturbing the peace, assaults, or stalking (do not include minor traffic violations)? Yes _____ No _____

If you answered yes to any of the above boxes, please explain the circumstances on an attached sheet of paper and identify property & landlord.

G. LANDLORD INFORMATION List all Current & Previous Landlords for ALL Adults in Household

Current Landlord	Current Landlord
Member Name:	Member Name:
Name of Landlord:	Name of Landlord:
Address & Phone Number	Address & Phone Number
Your address while renting:	Your address while renting:
Date of Occupancy: From _____ to _____	Date of Occupancy: From _____ to _____
Is this landlord related to you? Yes _____ No _____	Is this landlord related to you? Yes _____ No _____

Previous Landlords:

Member Name:	Member Name:
Name of Landlord:	Name of Landlord:
Address & Phone Number of Landlord:	Address & Phone Number of Landlord:
Your address while renting:	Your address while renting:
Date of Occupancy: From _____ to _____	Date of Occupancy: From _____ to _____
Is this landlord related to you? Yes___ No___	Is this landlord related to you? Yes___ No___

All information received by Mills Property Management, Inc. during the application process regarding the applicant or applicant's household will be taken into consideration as part of the application.

CERTIFICATION

I/we declare that I have read and do understand this application and to the best of my knowledge and belief, it is true, correct and complete. Further, I am aware that under section 4-9-5 of South Dakota Codified Law, a person is guilty of a felony if in a government matter such as this, he makes false written statements when the statement is material and he does not believe it to be true.

I/we also understand that if in six (6) months, if I have not heard from Mills Property Management, Inc. and I want to remain on the waiting list, I will contact Mills Property Management, Inc. to confirm my continued interest in remaining on the waiting list for an apartment. If I do not contact Mills Property Management, Inc. six (6) months after the application was made, I understand that my application will be removed from the waiting list.

I/we hereby certify that I/we do not and will not maintain a separate, subsidized rental unit in another location. I/we understand I/we must pay a security deposit for this apartment prior to occupancy. I/we certify that the housing I/we will occupy is/will be my/our permanent residence.

I/we understand that eligibility for housing will be based on the USDA, Rural Development or the Department of Housing and Urban Development's eligibility criteria and Mills Property Management, Inc. resident selection criteria. I/we understand that this application in no way ensures occupancy and that my/our application can be rejected based on, but not limited to (1) a history of unjustified and/or chronic nonpayment of rent and/or financial obligations; (2) a history of living or housekeeping habits that would pose a direct threat to the health and safety of other individuals or whose tenancy would result in substantial physical damage to the property of others; (3) a history of disturbance of neighbors; (4) a history of violations of the terms of previous rental agreements, especially those resulting in eviction from housing or termination from residential programs; (5) police records indicating any type of criminal activity or convictions; and (6) any records which show the applicant's behavior to be unacceptable, even if it is a manifestation of an applicant's disability.

I agree to inform the management agency personnel immediately of any change in income, resources, number of persons in my household, etc., which might affect my eligibility for housing assistance payments.

I/we certify that the information given in this application is true to the best of my/our knowledge. I/we understand that any false information or any omission of any significant information is punishable by law, and could be grounds for cancellation of this application or termination of residency after occupancy.

Head _____

Spouse/Co-Tenant _____

Date _____

Date _____





The information regarding race, national origin, and sex designation solicited on this application is requested in order to assure the Federal Government, acting through the USDA, Rural Development/HUD that Federal Laws prohibiting discrimination against tenant applicants on the basis of race, color, national origin, religion, sex, familial status, age, and handicap are complied with. You are not required to furnish this information, but are encouraged to do so. This information will not be used in evaluating your application or to discriminate against you in any way. However, we would like to make you aware that, if you do not provide this information, the owner/rental agent is required to note race/national origin and sex based on visual observation or surname.

- () American Indian or Alaskan Native () Black () Hispanic () Not Hispanic or Latino
 () Native Hawaiian or Pacific Islander () White () Asian () Other
- () Male () Female

Are you a US Citizen? _____ Yes _____ No

Do you or anyone in your household smoke? ____ Yes _____ No

Please sign Black Checkmarks

Authorization

I/we do hereby authorize Mills Property Management, Inc. and its staff to contact any agencies, offices, credit bureaus, landlords, or professional references for the purpose of verifying the information I/we have provided on the application. The information provided will be used solely for the determination of my/our eligibility and admission to the housing I/we are applying for and the information that is supplied will be kept confidential.

Signatures

(✓)

 Applicant Signature

 Date

(✓)

 Co-Applicant Signature

 Date

STUDENT CERTIFICATION

Applicant/Resident _____ Date _____

Social Security Number _____ Property _____

TO BE COMPLETED BY EACH ADULT APPLICANT/RESIDENT STUDENT

Are you student at an institution of higher education? Yes No

I am a student at the following educational institution: _____

**Institutes of higher education include post-secondary vocational institutions; "proprietary institutions of higher education" which prepare students for "gainful employment in a recognized occupation," and accredited post-secondary colleges and universities. If you are not sure, please mark "yes" and we will verify it.*

If you have answered no, please skip the following questions and sign below.

If you answered yes, please complete the following questions: Yes No

- | | | |
|--|--------------------------|--------------------------|
| 1. Are you a full-time student? | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Are you disabled? | <input type="checkbox"/> | <input type="checkbox"/> |
| a. If yes, were you receiving Section 8 assistance as of November 30, 2005 | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Are you a graduate or professional student? | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Are you at least 24 years of age? | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Are you a veteran of the United States military? | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Are you married? | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Do you have a dependent child? | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Do you have dependents other than a child or spouse? | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Were you an orphan or a ward of the court through the age of 18? | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Will you be living with your parents? | <input type="checkbox"/> | <input type="checkbox"/> |
| If no: | | |
| a. Are your parents receiving or eligible to receive Section 8 assistance? | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Are you claimed as a dependent on your parent's tax return? | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Are you receiving any financial assistance to pay for your education? | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. I have established a household separate from my parents or legal guardians for at least 12 consecutive months prior to my application. | <input type="checkbox"/> | <input type="checkbox"/> |

PENALTIES FOR MISUSING THIS FORM

Title 18, Section 1001 of the U.S. Code states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department of the United States Government, HUD, the PHA and any owner (or any employee of HUD, the PHA or the owner) may be subject to penalties for unauthorized disclosures or improper uses of information collected based on the consent form. Use of the information collected based on this verification form is restricted to the purposes cited above. Any person, who knowingly or willfully requests, obtains or discloses any information under false pretenses concerning an applicant or participant may be subject to a misdemeanor and fined not more than \$5,000. Any applicant or participant affected by negligent disclosure of information may bring civil action for damages, and seek other relief, as may be appropriate, against the officer or employee of HUD, the PHA or the owner responsible for the unauthorized disclosure or improper use. Penalty provisions for misusing the social security number are contained in the Social Security Act at 42 U.S.C. 208 (f) (g) and (h). Violation of these provisions are cited as violations of 42 U.S.C. 408 f, g and h.

Signature _____ Print Name _____

Date _____

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: _____

Property Manager's Signature Date: _____

Property _____