



DAKOTA COMMERCIAL
PROPERTY MANAGEMENT
RENTAL APPLICATION

Lease Term (3 to 24 Mo.) Additional Roommate Guarantor
Lease Takeover Sublease

The undersigned hereby makes application to rent unit number located at
beginning on, 20, at a monthly rental rate of \$/(+/-) \$ for alternative
lease term 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)

Name of Dependent(s) (first/middle/last)/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? Yes or No

If yes, state date and reason:

Have you ever filed for bankruptcy? Yes or No

If yes, state date and reason:

Have you ever been convicted of a felony? Yes or No

If yes, please explain:

Are you a registered sexual offender? Yes or No

How did you hear about us? Apartment Guide Dakota Student Sign Tidbits Apartments.com

Dakota Commercial Website Facebook 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 monies I paid 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 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 conviction for crimes of physical violence, sexual offenses, or multiple criminal offenses. These offenses will be grounds for automatic denial. Any other criminal activity will be subject to the Criminal Criteria Policy of Dakota Commercial.
6. Credit History – Applicant and/or co-signer must have United States Social Security Number for Dakota Commercial 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. Requirements are as follows:
 - a. Credit score of 570 or greater.
 - b. If credit score is less than 570, the applicant's most recent two pay stubs or W2 will be required to show income of at least two times the monthly rent amount.
 - c. If applicant does not qualify based on above two criteria, a co-signer will be required. Co-signer must also meet above criteria for applicant to be approved.
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 and/or co-signers must file separate applications.

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

Office Use Only:

App Fee Paid: / Waive SD Paid: \$ _____ Payment Method: CK CC EFT

Copy of Government Issued ID: App Received By: _____