

RESIDENT SELECTION CRITERIA

General:

If the applicant(s) do(es) not meet any of the following selection criteria, or if the applicant(s) provide(s) inaccurate or incomplete information, the application may be denied. The application fee of **\$50.00 per adult applicant** is non-refundable regardless of the approval or denial of the application for rental. By signing below, the applicant(s) acknowledge(s) that he/she has reviewed and understands this Resident Selection Criteria.

Income Requirements:

Gross Monthly income must be at least three (3) times the amount of the monthly rent. If there is more than one applicant for the rental unit, the income of all applicants may be combined to meet this requirement.

Credit Requirements:

At least 50% of current credit accounts shall be in good standing. Applicant(s) with no credit history shall be considered on a case-by-case basis. Unpaid utilities bills may result in denial of the Rental Application. An additional deposit may be required for those applicants with unfavorable or incomplete credit history. Bankruptcies that have not been discharged, or which have resulted in a discharge within the past 24 months, may result in denial or an additional deposit requirement.

Rental Requirements:

Applicants under the age of eighteen (18) will be listed as occupants only and cannot be considered leaseholders. Each applicant eighteen (18) years of age and older must provide government issued identification. Applicants with verifiable rental history must be in good standing and have no outstanding debts. Outstanding debts to current or prior landlords may result in a denial of the Rental Application. Poor rental history may result in a denial of the Rental Application.

Employment History Requirements:

All applicants must provide a copy of applicants two (2) months' worth of most recent and chronological paycheck stubs as the source of income verification. The Rental Application may be denied, or an additional deposit may be required if applicant employment history is unsatisfactory or incomplete.

Background Check Requirements:

See EXHIBIT A attached hereto and incorporated herein.

EXHIBIT A

BACKGROUND CHECK REQUIREMENTS:

A. Criminal history checks will be run on every applicant 18 years of age and older. Such checks help the owner to meet a serious business responsibility toward the legitimate end of ensuring safety for residents and employees, and the physical integrity of the property. Certain crimes, if repeated, would pose a risk to residents and property. Where admission may be denied to a household based on criminal background, and such denial is appealed, an individualized assessment of the criminal record and its impact on the household's suitability for admission will be conducted to the extent possible. This individualized assessment will include consideration of the following factors: (1) the seriousness of the criminal offense; (2) the relationship between the criminal offense and the safety and security of residents, staff, or property; (3) the length of time since the offense, with particular weight being given to significant periods of good behavior; (4) the age of the household member at the time of the offense; (5) the number and nature of any other criminal convictions; (6) evidence of rehabilitation, such as employment, participation in a job training program, education, participation in a drug or alcohol treatment program, or recommendations from a parole or probation officer, employer, teacher, social worker, or community leader; and (7) tenancy supports or other risk mitigation services the applicant will be receiving during tenancy.

When reviewing criminal backgrounds, the general standards set forth below will be utilized:

- 1) Expunged or sealed convictions will not be used in determining eligibility.

- 2) Arrest or charge that was resolved without conviction will not be used. Although admission will not be denied solely based on an arrest, an arrest may be the basis for further inquiry and a decision can be made on the conduct and other supporting information such as police reports detailing the circumstances of the arrest, witness statements and other relevant documentation. Arrests and open cases may also be used to determine that a pattern of behavior evidenced by past convictions continues.

3) Any applicant unlawfully obtaining government assistance or committing fraud will be denied.

4) Violent crimes against persons:

a. If a member of an applicant household has been convicted of a violent felony offense involving crimes of physical violence to persons or the nature of which would be detrimental to the safety or welfare of other residents or their peaceful occupancy of the premises, the application may be denied if the conviction, or exit from incarceration, occurred within 20 years of application. Persons with felony convictions for murder, attempted murder and terrorism may be denied for up to 50 years.

b. If a member of an applicant household has been convicted of a violent misdemeanor offense involving crimes of physical violence to persons or the nature of which would be detrimental to the safety or welfare of other residents or their peaceful occupancy of the premises, the application may be denied if the conviction, or exit from incarceration, occurred within 10 years of application. Persons with convictions for misdemeanor murder or attempted murder may be denied for up to 25 years. Persons with convictions for misdemeanor terrorism may be denied for up to 50 years.

5) Crimes against property:

a. If a member of an applicant household has been convicted of a violent felony offense involving crimes against property, the application will be denied if the conviction, or exit from incarceration, and may be denied if the conviction, or exit from incarceration, occurred more than 7 years before application. The limit for persons with a felony arson conviction is 15 years.

b. If a member of an applicant household has been convicted of a violent misdemeanor offense involving crimes against property, the application may be denied if the conviction, or exit from incarceration, occurred within 5 years of application. The limit for persons with a misdemeanor arson conviction is 10 years.

6) Nonviolent felony and misdemeanor offenses:

a. If a member of an applicant household has been convicted of a nonviolent felony offense that is not a crime against a person or property, the application may be denied if the crime, if repeated, would impact the safety of the residents. Such convictions will generally not result in denial after 7 years for felonies and 5 years for misdemeanors.

b. Some criminal convictions (felony or misdemeanor) that do not involve violent crimes against others or property and that, if repeated, are not likely to impact the safety of the residents or the integrity of the programs funding the property, provide no basis for application denial.

7) Drug-related:

a. All applicants who are currently engaging in illegal drug use will be denied.

b. All applicants who have been convicted of distribution or manufacture of illegal drugs will be denied.

c. All applicants may be denied for which the landlord determines that there is reasonable cause to believe that a household member's substance abuse or pattern of substance abuse (or illegal use of drugs or pattern of illegal use of drugs) may interfere with the health, safety or right to peaceful enjoyment of the premises by other residents.

d. Any household member that has been evicted from federally-assisted housing for drug-related criminal activity for 5 years from the date of eviction may be denied. If the evicted household member who engaged in drug-related criminal activity has successfully completed a supervised drug rehabilitation program or circumstances leading to the eviction no longer exist (for example the household member no longer resides with the applicant household) the owner may, but is not required to, admit the household.

e. Exceptions to the criminal standards relating to past illegal drug use (but not distribution or manufacture) may be made for those participating in or having graduated from a State Drug Court Program. Only programs sanctioned by the State's Judicial System following the National Drug Court Model will be considered for this exception.

B. All applicant household members will be checked against the Dru Sjodin National Sex Offender Database for lifetime sex offenders in all states that they have lived. If found on the registry, applicant will be denied.



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RENTAL APPLICATION

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

FOR OFFICE USE ONLY
 DEPOSIT _____ APPLICATION FEE _____
 DATE _____ AGENT _____
 COMMUNITY _____
 APT. NO. _____ RENT \$ _____

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 _____ Email: _____
 Date of Birth _____ Social Security No. _____ Driver's Lic. No. & State _____ PHONE () _____
 Name of Co-Applicant _____ Relationship _____
 Names of All Other Occupants _____
 Total Number of Occupants _____
 How Many Pets Do You Own? _____ Kind of Pet, Breed, Weight and Age _____

PLEASE GIVE YOUR RESIDENCE HISTORY FOR THE PAST 5 YEARS (Beginning with Most Current)

CURRENT ADDRESS _____
 Month & Year Moved in _____ Reason for Leaving _____
 Owner or Agent _____ Phone () _____ Monthly Payment \$ _____
 PREVIOUS ADDRESS (if within 5 years) _____
 Month & Year Moved In _____ Reason for Leaving _____
 Owner or Agent _____ Phone () _____ Monthly Payment \$ _____
 PREVIOUS ADDRESS (if within 5 years) _____
 Month & Year Moved In _____ Reason for Leaving _____
 Owner or Agent _____ Phone () _____

PLEASE GIVE YOUR EMPLOYMENT INFORMATION

YOUR 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 spouse's annual income unless you want us to consider it in the application.

Amount \$ _____ Source _____

PLEASE LIST YOUR BANK AND CREDIT REFERENCES

YOUR BANK(S) 1	City/State/Branch	Account Type	Telephone
2			
PERSONAL REFERENCES	City/State		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 No
 Broken a Rental Agreement or Lease? Yes No Been arrested or convicted of a crime? Yes No
 Declared Bankruptcy? Yes No Been sued for damage to rental property? Yes No

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. I believe that the statements I have made are true and correct. I hereby authorize a credit and/or criminal check to be made, verification of information (including income and landlord verification), I provided and communication with any and all names listed on this application. I understand that this is an application for an apartment and does not constitute a rental or lease agreement in whole or part. I further understand that there is a non-refundable fee of **\$50.00** per applicant to cover the cost of processing my application and I am not entitled to a refund even if I don't get the apartment. Any questions regarding rejected application must be submitted in writing and accompanied by a self-addressed stamped envelope.

LPM Properties, LLC 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 LPM Properties, LLC, 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 _____

By: LETTER (Attach Copy) FORM TELEPHONE FAX IN PERSON