

# FAIR HOUSING POLICY STATEMENT

## University Rentals and Plum Villa Apartments

At University Rentals we take the Fair Housing Act and Non-Discrimination seriously. It is our goal to provide equal opportunity housing to all persons, and we do not discriminate based on race, creed, color, religion, gender, familial status, age, ancestry or public assistance status. We provide periodic training for all of our employees who oversee rentals to ensure compliance and we are more than happy to provide reasonable accommodations to persons with disabilities. If you feel that our housing opportunities are not acceptable due to a physical barrier, please ask us for a "Request for Reasonable Accommodation, Modification" form and we will make every effort to accommodate you.

We use a standard application and interview criteria for all "Rental Applicants". A "Credit Report" is required from all rental applicants. If you are approved as a tenant, we will provide the following publications to aid in the unlikely event you feel you have been discriminated against:

1. Fair Housing Laws – Housing rights, The Law is on Your Side.
2. Tenant's Rights and Responsibilities in South Dakota.

If you feel you have been discriminated against by any of our employees for any reason please call me personally at (605) 677-8492.

Thanks for considering University Rentals for your housing needs.

University Rentals and Plum Villa Management

Fair Housing for all is the policy of this residential rental facility, and it is the law. The owner/manager and their employees and agents are forbidden from discriminating against anyone in any aspect of rental housing because of race, color, religion, national origin, sex, familial status (children under the age of 18 in the household), creed, ancestry and handicap (disability) or need for reasonable accommodation or modification. Among other things, tenants and applicants for tenancy may not be evicted, denied housing or treated differently than others based on any of these criteria. The owner/manager will consider all applications for rental housing and provide all services equally without regard to any of these criteria. Further owner/manager will not make or publish discriminatory statements or advertisements. Harassment because of race, color, religion, national origin, sex, familial status (children under the age of 18 in the household), creed, ancestry and handicap (disability) or need for reasonable accommodation or modification or exercise of protected fair housing rights is forbidden by this policy and by the law. Tenants and their guests have the right not to be discriminated against or harassed.

A tenant or applicant for tenancy is entitled to a reasonable accommodation in any rule, practice, policy or service of the owner/manager of this residential rental facility when the reasonable accommodation is needed because of the handicap of the applicant, tenant or any person associated with the tenant, such as a guest. Tenants or applicants may make oral or written requests for the reasonable accommodations. If an accommodation is needed because of a handicap and is reasonable, it must be granted. An accommodation is reasonable when it does not create an undue financial or administrative burden and does not fundamentally change the housing program. When a tenant receives a reasonable accommodation, the regular rules, practices, policies and services are still followed for tenants who do not need the accommodation for disability. Under some circumstances, a tenant or prospective tenant with a handicap may also make reasonable modifications of existing premises if they may be necessary to afford the handicapped person full enjoyment of the premises of the building.

A handicapped is a physical or mental impairment which substantially limits one or more major life activities. Most serious medically-treated conditions are considered to be handicaps. The tenant, prospective tenant or applicant may be asking for information about the handicap that is directly relevant to providing an accommodation or permitting a modification. Information about a handicap will be kept confidential.



UNIVERSITY RENTALS  
PLUM VILLA APARTMENTS  
OFFICE- 844 E. CHERRY IN THE "UNIVERSITY PLAZA"  
P.O. BOX 333  
VERMILLION, SD 57069  
PHONE (605) 624-8001  
FAX (605) 624-3992

Date: \_\_\_\_\_

RESIDENTIAL RENTAL APPLICATION  
(Each adult to complete separate application)

Rental Property / Unit preference: \_\_\_\_\_ # of Bedroom(s) \_\_\_\_\_

Monthly Rental Price Range: \_\_\_\_\_ Lease Start Date: \_\_\_\_\_

1. Name of Applicant \_\_\_\_\_ Phone: \_\_\_\_\_

Present Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Social Security Number: \_\_\_\_\_ Drivers License Number: \_\_\_\_\_ State: \_\_\_\_\_

2. Present Landlord \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Monthly Rent \_\_\_\_\_ How Long There: \_\_\_\_\_

Reason for Leaving: \_\_\_\_\_

3. Permanent (Home) Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

4. Full name of all individuals (and ages of all children) who will be occupying the premises \_\_\_\_\_

\_\_\_\_\_

5. Have you ever been evicted, sued for nonpayment of rent, or breached a lease (if so, explain)? \_\_\_\_\_

\_\_\_\_\_

6. Present Employer \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Occupation: \_\_\_\_\_ Gross Monthly Salary: \_\_\_\_\_

Employed from \_\_\_\_\_ To \_\_\_\_\_

Gross Monthly Salary \_\_\_\_\_ Length of Employment \_\_\_\_\_

7. Previous Employer \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Occupation \_\_\_\_\_

Gross Monthly Salary \_\_\_\_\_ Employed from \_\_\_\_\_ to \_\_\_\_\_

8. Other Income, if any (specify source) \_\_\_\_\_

9. Source of Income for Rental Payments \_\_\_\_\_

10. Personal Reference \_\_\_\_\_ Phone \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

11. Automobiles: \_\_\_\_\_ Your Drivers License Number \_\_\_\_\_ State \_\_\_\_\_

(1) Make / Model \_\_\_\_\_ Year \_\_\_\_\_ Plate \_\_\_\_\_ State \_\_\_\_\_

(2) Make / Model \_\_\_\_\_ Year \_\_\_\_\_ Plate \_\_\_\_\_ State \_\_\_\_\_

12. In case of emergency notify (Parents/Guardians/Spouse) \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

I authorize investigation of all statements contained in this rental application. I further authorize previous employers, personal references, creditors or any other person whom the company may contact to give any and all information concerning my employment, scholastic or financial standing, police record or any other information that they may have to this company. Information gathered from application inquires are confidential and such information will be kept in strict confidence. In accordance with Public Law, we will reveal the nature and scope of such inquires upon your written request.

Signature of Applicant \_\_\_\_\_

Date: \_\_\_\_\_

NO PERSON SHALL BE DENIED THE RIGHT TO RENT OUR PROPERTY OR IN THE TERMS, CONDITIONS, OR PRIVILEGES OF SALE OR RENTAL OF A DWELLING, OR IN THE PROVISION OF SERVICES OR FACILITIES IN CONNECTION THEREWITH, BECAUSE OF RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, OR NATIONAL ORIGIN.

