Gateway Apartments

705 Hickory St, Kadoka, SD 57543 (605) 837-2505

Thank you for your recent inquiry about the Gateway Apartments. We look forward to working with you as you apply for occupancy.

Our units are managed under strict regulations of the U. S. Department of Housing and Urban Development (HUD) and we will be consistent in the processing of all applications and decisions about eligibility and admission into our properties. So, the attached application and supplementary forms must be **FULLY** completed, including names and addresses; incomplete or inaccurate information will prolong the process.

The following list of documents must be provided to us for each member of your household, if applicable, to initiate review of your application:

- Social Security card
- Photo Identification
- Written verification of date of birth
- Paystubs for all employment income
- Benefit award letters

- Prescription costs from pharmacy
- Doctor costs from provider
- Dental costs from provider
- Vision costs from provider
- Medical insurance premiums
- Statements of savings, retirement, or other investment accounts
- Six (6) consecutive statements of checking account(s)

Landlord references for previous housing for the last five (5) years are also required, so mailing addresses need to be provided on the application form. Criminal background checks will also be conducted on each adult household member as a part of the application process.

Should you have any questions about the application process, please contact us. Again, we thank you for your interest in living in our community.

Gateway 1 @ 11 705 Hickory St Kadoka, SD 57543

Application for Housing Assistance Eligibility



RAM Housing Specialists

Phone: (605) 837-2505	Fax: 605-837-2515		TTY: (800) 877-1113			
Annliaant Nama						
Applicant Name:						
Physical Address:						
City, State & Zip:		**************************************				PROMOTE AND
Contact Number:						
Additional Contact:						·
Section A: HOUSEHOLD Owould be living in the dwell						
Full Name	Relationship	Sex	Date of Birth	Veteran?	Social Security #	
	Head of Household	M/F		Y/N		Y/N
		M/F		Y/N		Y/N
		M/F		Y/N		Y/N
	Reason	nable Acco	mmodation			
It is the policy of Gateway permit tenants with dis appropriate	*	quest(s) for	reasonable a	accommodati	ions upon provisi	
Further, Gateway Apartme require large print docum			ocuments, fla			
Do you or a member of your that substantially limits one		-			pairment	Yes □ No
If the answer to the previous a reasonable accommodation		lo you or a	member of y	your househo	old require	Yes □ No
If the answer to the previous would be requested of Gatev	-	what is the	accommodat	ion that		
Do you or a member of your mobility, vision, or hearing-i	-	ı specific a	ccessible fea	ture or unit,	such as	Yes □ No

Section B: HOUSEHOLD INCOME – Eligibility for occupancy and calculation of rent amount is based on gross income of all household members.

	Type of Income	Amount	Frequency	Details – Address / Account Number
Y/N	Employment			
Y/N	Self -employment		TO THE PROPERTY OF THE PROPERT	
Y/N	Social Security			
Y/N	SSI			
Y/N	Welfare/child support		Control of the Contro	
Y/N	Pension			
Y/N	Unemployment			
Y/N	Disability Benefits			
Y/N	Uber, lyft, grub hub,etc			
Y/N	Other/general assis/etc.			

Section C: ASSETS - Calculation of rent amount includes income generated by assets.

	Type of Asset	Current Value	Name of Financial Institution or Title Holder
Y/N	Checking Account		
Y/N	Savings/Money Market		
Y/N	Certificate(s) of Deposit		
Y/N	Stocks / Bonds/Mutual Funds		
Y/N	Real Estate		
Y/N	Life Insurance Term or whole		
Y/N	Direct Deposit Debit Card		
Y/N	IRA, Keogh, trust		
Y/N	Other-specify		

Has any household member listed on this application disposed of any assets within the last Two (2) years? Y / N If so, complete the following information:

Type of Asset	Date of Disposition	Value of Asset	Amount Received

Section D: ELIGIBLE EXPENSES - Depending on eligibility conditions, the following expense may be used to calculate adjustments to income during the calculation of rent amount. Provider Name Type of Expense Amount Y/NMedicare premiums Supplemental health Y/Ninsurance premiums Co-payments to doctors, Y/N dentists, opticians, etc. Co-payments for Y/N prescription medications Other out-of-pocket Y/N medical expenses Section E: CRIMINAL BACKGROUND - Eligibility for occupancy will include completion of criminal background check on all household members. Are any household member's current users or abusers of controlled substances? Y/N Has any household member ever been convicted of the illegal use, distribution or manufacturing Y/Nof a controlled substance? Y/N Has any household member ever been convicted of a felony crime? Is there a current warrant for the arrest of any household member or is any household member Y/Ncurrently involved in criminal activity? Are any household members listed on page 1 of this application subject to a lifetime sex offender Y/N registration requirement in any state? Staff verified: List any state that any member of the household listed on page 1 of this application has ever lived in: Section F: HOUSING / LANDLORD REFERENCES - Eligibility for occupancy will include checking previous rental history for at least the previous five (5) years. Previous Current Property Property Name: Name: Address: -Address: ----Landlord Landlord Phone: Phone: Dates of Dates of Tenancy: Tenancy: Rental Rental Rate: Rate:

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Y/N Y/N

Has any member of your household even been evicted or involuntarily removed from rental housing?

Has any member of your household ever lived in HUD Housing?

If yes, where?

Section G: OTHER INFORMATION - List any street parking at the property:	motorized vehi	cle(s) that yo	ou own that	would use ass	igned, off-
Vehicle Model / Make / Year:	Color:		License Number:		
If you are approved for occupancy, do you plan to have a pet live with you? • Yes • No	o Type:		Weight:		
How did you learn about our property? □ No	ewspaper Ad	□ Internet	□ Friend	□ Drive-by	□ Other
The Department of Housing and Urban Develop U.S. Housing Act of 1937 (42 U.S.C. 1437 et. 2000d), and by the Fair Housing Act (42 U.S.C. 1987 (42 U.S.C. 3543) requires applicants and household member who is 6 years old or older. Purpose: Your income and other information a appropriate unit size, and the amount your householder. Other Uses: HUD uses your family income and assisted housing programs, to protect the Govern information you provide. This information may when relevant, and to civil, criminal, or regulator not be otherwise disclosed or released outside of Penalty: You must provide all of the information you, and all other household members age 6 years of all household members 6 years of age and old will affect your eligibility. Failure to provide any	Seq.), by Title 3601-19). The disparticipants are being colle hold will pay to dispart of the first of the fi	VI of the Ce Housing are to submit the centre of the HUlbert of the centre of the cent	ivil Rights and Commune social set of the determination of the determination of the federal, set of the federal, set of the federal of the fe	Act of 1964 (nity Development of the courity number of the courity number of the couries of the	42 U.S.C. ent Act of ar of each bility, the sit. ing HUDacy of the agencies, nation will ty number a numbers and numbers and numbers and numbers are numbers.
of your aligibility approval					
on this application has been examined by me, and and correct.					
Signed:		Da	ite:		
Signed:		Da	ite:		

Supplemental and Optional Contact Information for HUD-Assisted Housing Applicants

SUPPLEMENT TO APPLICATION FOR FEDERALLY ASSISTED HOUSING

This form is to be provided to each applicant for federally assisted housing

Instructions: Optional Contact Person or Organization: You have the right by law to include as part of your application for housing, the name, address, telephone number, and other relevant information of a family member, friend, or social, health, advocacy, or other organization. This contact information is for the purpose of identifying a person or organization that may be able to help in resolving any issues that may arise during your tenancy or to assist in providing any special care or services you may require. You may update, remove, or change the information you provide on this form at any time. You are not required to provide this contact information, but if you choose to do so, please include the relevant information on this form.

Applicant Name:			
Mailing Address:			
Telephone No:	Cell Phone No:		
Name of Additional Contact Person or Organization:			
Address:			
Telephone No:	Cell Phone No:		
E-Mail Address (if applicable):			
Relationship to Applicant:			
Reason for Contact: (Check all that apply)			
Emergency	Assist with Recertification P	rocess	
Unable to contact you Termination of rental assistance	Change in lease terms		
Eviction from unit	Change in house rules Other:		
Late payment of rent	LJ Other.		
Commitment of Housing Authority or Owner: If you are apprarise during your tenancy or if you require any services or special issues or in providing any services or special care to you.			9
Confidentiality Statement: The information provided on this fo applicant or applicable law.	rm is confidential and will not be disc	losed to anyone except as permitted by the	
Legal Notification: Section 644 of the Housing and Community requires each applicant for federally assisted housing to be offere organization. By accepting the applicant's application, the housin requirements of 24 CFR section 5.105, including the prohibition programs on the basis of race, color, religion, national origin, sex age discrimination under the Age Discrimination Act of 1975.	ed the option of providing information ing provider agrees to comply with the s on discrimination in admission to or	regarding an additional contact person or non-discrimination and equal opportunity participation in federally assisted housing	
Check this box if you choose not to provide the contact	information.		
Signature of Applicant		Date	

The information collection requirements contained in this form were submitted to the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520). The public reporting burden is estimated at 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Section 644 of the Housing and Community Development Act of 1992 (42 U.S.C. 13604) imposed on HUD the obligation to require housing providers participating in HUD's assisted housing programs to provide any individual or family applying for occupancy in HUD-assisted housing with the option to include in the application for occupancy the name, address, telephone number, and other relevant information of a family member, friend, or person associated with a social, health, advocacy, or similar organization. The objective of providing such information is to facilitate contact by the housing provider with the person or organization identified by the tenant to assist in providing any delivery of services or special care to the tenant and assist with resolving any tenancy issues arising during the tenancy of such tenant. This supplemental application information is to be maintained by the housing provider and maintained as confidential information. Providing the information is basic to the operations of the HUD Assisted-Housing Program and is voluntary. It supports statutory requirements and program and management controls that prevent fraud, waste and mismanagement. In accordance with the Paperwork Reduction Act, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information, unless the collection displays a currently valid OMB control number.

Privacy Statement: Public Law 102-550, authorizes the Department of Housing and Urban Development (HUD) to collect all the information (except the Social Security Number (SSN)) which will be used by HUD to protect disbursement data from fraudulent actions.



Gateway I & II 705 Hickory St Kadoka, SD 57543





Smokefree Lease Addendum

Apartment Number:	upun engleyanaraya
Tenant Name(s):	

Tenant and all members of Tenant's family or household are parties to a written Lease with Landlord. This Lease Addendum states the following additional terms, conditions, and rules, which are hereby incorporated into the Lease, effective June 1, 2021. A breach of this Lease Addendum shall give each party all the rights contained herein, as well as the rights in the Lease.

1. Purpose and application of Smokefree Policy. The parties desire to mitigate (i) the irritation and known adverse health effects of secondhand smoke; (ii) the increased maintenance, cleaning, and redecorating costs from smoking; (iii) the increased risk of fire from smoking; and (iv) the higher costs of fire insurance for a non-smokefree building. Tenant acknowledges that the smokefree policy established by this Lease Addendum is applicable as in all properties owned or managed by Landlord.

2. Definitions:

"Smoking" means inhaling, exhaling, burning, or carrying any lighted or heated cigar, cigarette, smudging, or pipe, or any other lighted or heated tobacco or plant product intended for inhalation, including hookahs and marijuana, whether natural or synthetic, in any manner or in any form. "Smoking" also includes incense, and the use of an electronic smoking device which creates an aerosol or vapor, in any manner or in any form.

"Electronic Smoking Device" means any product containing or delivering nicotine or any other substance intended for human consumption that can be used by a person in any manner for the purpose of inhaling vapor or aerosol from the product. The term includes any such device, whether manufactured, distributed, marketed, or sold as an ecigarette, e-cigar, e-pipe, e-hookah, or vape pen, or under any other product name or descriptor.

- **3. Smokefree Building.** Tenant agrees and acknowledges that the premises to be occupied by Tenant and members of Tenant's household shall be designated as a smokefree living environment. Tenant and members of Tenant's household shall not smoke anywhere in the apartment unit rented by Tenant; in the common areas of the building where the Tenant's dwelling is located, including, but not limited to, community rooms, community bathrooms, lobbies, reception areas, hallways, laundry rooms, stairways, offices, and elevators; nor shall Tenant permit any guests or visitors under the control of Tenant to do so.
- **4. Tenant to Promote Smokefree Policy and to Alert Landlord of Violations.** Tenant shall inform Tenant's guests of the smokefree policy. Further, Tenant shall promptly give Landlord a written statement of any incident where tobacco or marijuana smoke, or vapor from an

electronic cigarette, is migrating into the Tenant's apartment unit from sources outside the Tenant's unit.

- **5. Landlord to Promote Smokefree Policy.** Landlord shall post no-smoking signs at entrances and exits, common areas, and hallways, and in conspicuous places on the grounds of the apartment building.
- **6. Other Tenants are Third-Party Beneficiaries of Tenant's Agreement.** Tenant agrees that the other Tenants in the building are third-party beneficiaries of Tenant's smokefree Lease Addendum with Landlord. A Tenant may bring legal action against another Tenant related to this smokefree Lease Addendum, but a Tenant shall not have the right to evict another Tenant. Any legal action between Tenants related to this smokefree Lease Addendum shall not create a presumption that the Landlord breached the Lease Addendum.
- **7. Effect of Breach and Right to Terminate Lease.** A breach of this Lease Addendum shall give each party all the rights contained herein, as well as the rights in the Lease. A material breach of this Lease Addendum shall be considered a material breach of the Lease and grounds for enforcement actions, including eviction, by the Landlord. Tenant acknowledges that a breach of this Lease Addendum shall also render Tenant liable to Landlord for the costs of repair to Tenant's apartment unit due to damage from smoke odors or residue.
- 8. Disclaimer by Landlord. Tenant acknowledges that Landlord's adoption of this smokefree policy and the efforts to designate Tenant's building as smokefree do not in any way change the standard of care that the Landlord or managing agent would have to a Tenant household to render buildings and premises designated as smokefree any safer, more habitable, or improved in terms of air quality standards than any other rental premises. Landlord specifically disclaims any implied or express warranties that the building, common areas, or Tenant's premises will have any higher or improved air quality standards than any other rental property. Landlord cannot and does not warranty or promise that the rental premises or common areas will be free from secondhand smoke or vapor. Tenant acknowledges that Landlord's ability to police, monitor, or enforce the provisions of this Lease Addendum is dependent in significant part on voluntary compliance by Tenant and Tenant's guests. Landlord shall take reasonable steps to enforce this smokefree policy. Landlord is not required to take steps in response to smoking in violation of this agreement unless Landlord knows of the smoking or has been given written notice of the smoking. Tenants with respiratory ailments, allergies, or any other physical or mental condition relating to smoke are put on notice that Landlord does not assume any higher duty of care to enforce this Lease Addendum than any other landlord obligation under the Lease.

LANDLORD			
TENANT(S)			

Gateway 1 & 11 705 Hickory St Kadoka, SD 57543 (605) 837-2505



AUTHORIZATION TO RELEASE INFORMATION

AUTHORIZATION: I hereby authorize the above-named organization and HUD to obtain information about me or my family that is pertinent to eligibility or for participation in Assisted Housing Programs.

Privacy Act Statement. The Department of Housing and Urban Development (HUD) is authorized to collect this information by the U.S. Housing Act of 1937, as amended (42 U.S.C. 1437 et. seq.); the Housing and Urban-Rural Recovery Act of 1983 (P.L. 98-181); the Housing and Community Development Technical Amendments of 1984 (P.L. 98-479); and by the Housing and Community Development Act of 1987 (42 U.S.C. 3543). The information is being collected by HUD to determine an applicant's eligibility, the recommended unit size, and the amount the tenant(s) must pay toward rent and utilities. HUD uses this information to assist in managing certain HUD properties, to protect the Government's financial interest, and to verify the accuracy of the information furnished. HUD, the owner or management agent (O/A), or a public housing agency (PHA) may conduct a computer match to verify the information you provide. This information may be released to appropriate Federal, State, and local agencies, when relevant, and to civil, criminal, or regulatory investigators and prosecutors. However, the information will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. You must provide all of the information requested. Failure to provide any information may result in a delay or rejection of your eligibility approval.

PURPOSE: This form enables the U.S. Department of Housing and Urban Development (HUD) and the above named Housing Agency to secure your signature and the signature of each member of your household who is 18 years of age or older for the purpose of obtaining information to administer and enforce assisted housing program rules and policies as described below:

INFORMATION COVERS INQUIRIES REGARDING:

Identity and Marital Status Family Composition Criminal History Unemployment Compensation Social Security Number(s)
Residence and Rental History

Employment
Handicapped Assistance Expenses

Assets and Income from Assets

Character References Credit History

Federal, State, Local or Tribal Benefits

Medical Expenses

INDIVIDUALS OR ORGANIZATIONS THAT MAY RELEASE INFORMATION:

Any individual or organization, including any governmental organization, may be asked to release information. For example, information may be requested from:

Banks and other financial institutions

Law Enforcement Agencies
Past and Present Employers
Federal, State and Local Courts

Credit Bureaus

Past and Present Landlords

Providers of: Providers of:

Social Security Medical Care expenses

Veterans Affairs benefits
Welfare benefits
Pensions/Annuities
Utility services
Alimony
Child Support

Handicapped Assistance Credit

CONDITIONS: I agree that photocopies of this authorization may be used for the purposes stated above. If I or any adult member of my family fails to sign this authorization, I understand that this action may constitute grounds for denial of eligibility or termination of assistance or tenancy, or both. This consent form expires twelve (12) months after execution.

Signed:		
	Head of Household	Date
Signed:		
Jigirou.	Spouse/Co-Tenant	Date

<u>WARNING:</u> Title 18, United States Code, Section 1001 makes it a crime to: 1) knowingly and willfully; 2) make any materially false, fictitious or fraudulent statement or representation; 3) in any matter within the jurisdiction of the executive, legislative or judicial branch of the United States.

		<i>2</i>	
•			

Citizen/Non-citizen Declaration

INSTRUCTIONS: Complete this Declaration for each member of the household

LAST NAME	FIRST NAME		
RELATIONSHIP TO HEAI	O OF HOUSEHOLD DATE OF BIRTH		
SSN: ALIEN REGISTION NUMBER:			
I-94 ADMISSION NUMBE (if applicable-this is an 11-d	R:		
NATIONALITY	(Enter the foreign nation or country to which you owe legal allegiance. This is country of birth.)		
SAVE VERIFICATION NO	(to be entered by owner if and when received)		
INSTRUCTIONS: Comple	te the Declaration below by printing or by typing the person's first name, middle initial, and last name in the ew the blocks shown below and complete either block number 1, 2, or 3:		
United States Government, HUD improper uses of information coll Any person who knowingly or was misdemeanor and fined not more relief, as may be appropriate, aga	PENALTIES FOR MISUSING THIS FORM Code states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department of the the PHA and any owner (or any employee of HUD, the PHA or the owner) may be subject to penalties for unauthorized disclosures or ected based on the consent form. Use of the information collected based on this verification form is restricted to the purposes cited above llfully requests, obtains or discloses any information under false pretenses concerning an applicant or participant may be subject to a than \$5,000. Any applicant or participant affected by negligent disclosure of information may bring civil action for damages, and seek of inst the officer or employee of HUD, the PHA or the owner responsible for the unauthorized disclosure or improper use. Penalty provision imber are contained in the Social Security Act at 208 (a) (6), (7) and (8). Violation of these provisions are cited as violations of 42		
	hereby declare, under penalty of perjury, that I am: Name of Household Member) tional of the United States.		
Sign and date below and retubehalf of a child, the adult w	rn to the name and address specified in the attached notification letter. If this block is checked on no will reside in the assisted unit and who is responsible for the child should sign and date below.		
(1) The foldo (a) (2) The foldo (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (3) Proof of (a) (b) (c) (d) (e) (f)	ou are a citizen or national of the United States, you must submit proof of such status. wing documents will be accepted as proof of citizenship United States (U.S.) Passport wing documents will be accepted as proof of citizenship when proof of identity is also provided U.S. Birth Certificate Certificate Certification or Report of Birth Abroad issued by USCIS or the State Department U.S. Citizen ID card issued by USCIS U.S. Naturalization Certificate issued by U.S. Citizenship & Immigration Services (USCIS) Certificate of Citizenship issued by USCIS American Indian card issued by USCIS for the Kickapoo tribe Final Adoption Decree Evidence of Civil Service employment by U.S. Government before 6/1/1976 Official Military Record of Service showing U.S. place of birth (i.e. a DD-214) Northern Mariana ID card issued by USCIS to a naturalized citizen born before 11/4/1986 Extract of U.S. hospital birth record established at the time of birth Identity includes Driver's License Certain government issued ID cards with photo (if no photo, must include identifying information) Tribal government issued ID and documents, including Certificate of Indian Blood Day care or nursery record (minors only) School record or report card (under 16 only) School ID with picture U.S. Military ID, U.S. Military Dependent ID or U.S. Military Draft Record (over 16 years only)		
Signature:	Date:		
☐ Check here if adult signe	d for a child.		



Citizen/Non-citizen Declaration

	2. A noncitizen with eligible immigration status as evidenced by one of the documents listed below:			
If you ch	necked this block, you must submit the following documents:			
	From non-citizens claiming eligible status who is 62 or older:	a. This signed declaration of eligible immigration status <u>and</u>b. Proof of age		
	From non-citizens claiming eligible status who is not 62 or older	 a. This signed declaration of eligible immigration status <u>and</u> b. Verification Consent Form c. One of the documents from the list below 		
the name and who	district director granting asylum (application filed was c. A court decision granting withholding of deportation; d. A letter from an asylum officer granting withholding of 4. A receipt issued by the DHS indicating that an application of categories has been made and that the applicant's entitlement 5. Other acceptable evidence. If other documents are determing status, they will be announced by notice published in the Feronce is checked, sign and date below and submit the documentation and address specified in the attached notification. If this block is	General"; or accompanied by one of the following: appeal is taken); (if application was filed on or after October 1, 1990) or from an DHS before October 1, 1990); or f deportation (if application was filed on or after October 1, 1990). For issuance of a replacement document in one of the above-listed int to the document has been verified. ed by the DHS to constitute acceptable evidence of eligible immigration		
Signatur	e:	Date:		
☐ Chec	ck here if adult signed for a child.			
temporar	certify that I am a noncitizen with eligible immigration status, as rily unavailable. Therefore, I am requesting additional time to obtain this evidence.	noted in block 2 above, but the evidence needed to support my claim is ain the necessary evidence. I further certify that diligent and prompt		
Signature: Date:				
	ck here if adult signed for a child.			
П		I understand that I am not eligible for housing assistance.		
If you ch address s date belo	specified in the attached notification. If this block is checked on be	ance. Sign and date below and forward this format to the name and ehalf of a child, the adult who is responsible for the child should sign and		
Signature	e:	Date:		
☐ Chec	ck here if adult signed for a child.			

