



City of O'Fallon
255 South Lincoln Ave.
O'Fallon, Illinois 62269
Phone (618)624-4500 x 4

License # _____
Fee: \$45.00/Rental Unit

Residential Rental License Application

Rental Property address _____

Only one street address per application. See Additional Units Form for additional properties

Type of dwelling _____ Single Family House _____ Condominium _____ Townhouse

_____ Duplex _____ Mobile Home _____ Mobile Home Park _____ Rooming House

_____ Apartment/MHP (total number of units at this address _____) Complex Name: _____

Unit Designations (at this address; example A- B-C or 1-2-3) _____

_____ Hotel/Motel (Business Name) _____

Do you own or manage any residential rental property in O'Fallon, in addition to the address above?

YES _____ **NO** _____

***If yes, see Additional Units Form**

Property Owner Information

Name _____

Driver's License/State ID # _____ State Issued _____

Address** _____

****Street address is required. Do not list a Post Office Box**

City _____ State _____ Zip _____

Phone (_____) _____ Ext _____ Cell Phone (_____) _____

E-Mail _____

Property Owner Emergency Contact Information

Name _____

Phone (_____) _____ Ext _____ Cell Phone (_____) _____

E-Mail _____

Residential Rental License Application

Local Contact Person (Required for all owners living more than 50 miles from rental property address. Contact must live within 50 mile radius of rental property.)

Name _____

Address** _____

****Street address is required. Do not list a Post Office Box**

City _____ State _____ Zip _____

Phone Number (_____) _____ Cell Phone (_____) _____

E-Mail _____

Management Company Information

Company Name _____

Address** _____

****Street address is required. Do not list a Post Office Box**

City _____ State _____ Zip _____

Designated Manager/Agent _____

Phone (_____) _____ Ext _____ Cell Phone (_____) _____

Designated Manager/Agent E-Mail _____

Management Company Emergency Contact Information (required)

Name _____

Phone Number (_____) _____ Ext _____ Cell Phone (_____) _____

E-Mail _____

I understand that the issuance of this license is conditional upon compliance with all City of O'Fallon Ordinances, State and Federal laws, successful completion of a Crime Free Rental Housing Seminar, and the results of all inspections required by Ordinance. I have read this application and answered all questions in full. The information submitted in this application is complete and truthful to the best of my knowledge. This license is subject to an annual renewal fee of \$45.00 per rental unit. If license fee is not paid within 30 days of the renewal date, I am subject to the penalty provisions of the Ordinance.

Name of Applicant: _____

Applicant Role (Owner, Manager, Agent): _____

Applicant's Driver's License/State ID # _____ State Issued _____

Applicant Signature: _____ Date: _____

120.08 Crime-Free Lease Addendum. No owner of Rental Housing may rent or lease Rental Housing without requiring the tenant to sign a Crime-Free Lease Addendum as part of any lease executed after the effective date of this ordinance. The clause shall make criminal activity (not limited to violent criminal activity or drug related criminal activity engaged by, facilitated by or permitted by the renter, member of the guest or other party under the control of the renter) a lease violation authorizing eviction. The Owner shall have authority under the clause to initiate an eviction proceeding as specified in the Illinois Compiled Statutes Forcible Entry and Detainer Statutes. Proof by a preponderance of the evidence of the criminal violations shall be sufficient for purposes of eviction. The Crime-Free Lease Addendum shall be substantially as follows:

CRIME-FREE LEASE ADDENDUM

In addition to all other terms of the lease, landlord and tenant agree as follows:

The tenant, any member of the tenant's household, any guest or any other person or persons associated with the tenant or his or her household, common areas or appurtenances:

- 1 Shall not engage in any quasi-criminal or criminal activity as defined by local, state or federal law while on the licensed property or constituting a nuisance relating to such property as defined by applicable law;
- 2 Shall not engage in any act intended to facilitate any quasi-criminal or criminal activity and/or obstruct or resist law enforcement against criminal activity while on the licensed property or constituting a nuisance relating to such property as defined by applicable law;
- 3 Shall not permit and/or allow the dwelling unit, common areas or appurtenances to be used for or facilitate any quasi-criminal or criminal activity as defined by local state or federal law.

Should the tenant, any member of the tenant's household, any guest or any other person or persons associated with the tenant or his or her household, common areas or appurtenances violate any provisions stated herein, such a violation shall constitute material noncompliance with this lease and shall further constitute grounds for termination of tenancy and eviction.

Tenant(s)

Signature_____Date_____

Signature_____Date_____

Landlord or Property Owner

Signature_____Date_____