

**GUIDELINES FOR RENTAL APPLICATION**

- COMPLETE RENTAL APPLICATION
- ATTACH COPIES OF 4 MOST RECENT PAYSTUBS AND PHOTO ID FOR EACH APPLICANT
- ATTACH 60 DOLLAR APPLICATION FEE FOR FIRST APPLICANT, FORTY DOLLARS FOR EACH ADDITIONAL APPLICANT
- LEASE ADMINISTRATION FEE \$100 DUE AT LEASE SIGNING

**QUALIFYING REQUIREMENTS**

- ✓ VERIFIABLE INCOME OF AT LEAST THREE TIMES THE AMOUNT OF MONTHLY RENT
- ✓ DECENT CREDIT HISTORY FOR AT LEAST THE PAST TWO YEARS
- ✓ A GOOD RECOMMENDATION FROM YOUR CURRENT LANDLORD
  
- UPON APPROVAL, YOU HAVE 48 HOURS TO BRING IN THE SECURITY DEPOSIT, WHICH **MUST BE IN CERTIFIED FUNDS.**
- IF YOU HAVE HAD A BANKRUPTCY, FORECLOSURE, OR EVICTION WITHIN THE LAST TWO YEARS, WE WILL CONSIDER YOUR RENTAL APPLICATION, HOWEVER AN ADDITIONAL SECURITY DEPOSIT, OR LAST MONTHS RENT MAY BE REQUIRED.

THE TENANT WILL BE REQUIRED TO HAVE RENTERS INSURANCE \_\_\_\_\_ (INITIAL)

Name: \_\_\_\_\_ Best number to contact you at: \_\_\_\_\_

## Rental Application

**There is a \$60.00 nonrefundable application fee plus \$40.00 for each addition person applying. Each person 18 years or older must be on the lease and have their credit/criminal background checked. The security deposit must be paid with in 48 hours of approval (money order/cashier ck only). Fourteen days is the maximum amount of time a property can be held after the deposit is accepted unless extension is approved by owner.**

Property Address \_\_\_\_\_ Date \_\_\_\_\_ Monthly Rental \$ \_\_\_\_\_  
 Preferred Move in Date \_\_\_\_\_

Name of Applicant \_\_\_\_\_ D.O.B. \_\_\_\_\_ SSN# \_\_\_\_\_  
 Driver's License # \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Email \_\_\_\_\_

Name of Co-Applicant \_\_\_\_\_ D.O.B. \_\_\_\_\_ SSN# \_\_\_\_\_  
 Driver's License # \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Email \_\_\_\_\_

Number of Dependents \_\_\_\_\_ Ages \_\_\_\_\_ Current rental amount \_\_\_\_\_

Current Address \_\_\_\_\_ Phone # \_\_\_\_\_

How long? \_\_\_\_\_ Reason for leaving \_\_\_\_\_

Landlord/Owners Name \_\_\_\_\_ Phone # \_\_\_\_\_

Previous Address \_\_\_\_\_ How long? \_\_\_\_\_

Landlord/Owners Name \_\_\_\_\_ Phone # \_\_\_\_\_

Reason for leaving \_\_\_\_\_

Current Employer \_\_\_\_\_ Salary \_\_\_\_\_ Job Title \_\_\_\_\_

How Long \_\_\_\_\_ Supervisor \_\_\_\_\_ Phone # \_\_\_\_\_

Previous Employer?(if less than 2 years) \_\_\_\_\_ Job Title \_\_\_\_\_

How long \_\_\_\_\_ Job Title \_\_\_\_\_ Supervisor \_\_\_\_\_ Phone # \_\_\_\_\_

Co-Applicant Employer \_\_\_\_\_ Salary \_\_\_\_\_ Job Title \_\_\_\_\_

How Long \_\_\_\_\_ Supervisor \_\_\_\_\_ Phone # \_\_\_\_\_

Previous Employer?(if less than 2 years) \_\_\_\_\_ Job Title \_\_\_\_\_

How long \_\_\_\_\_ Job Title \_\_\_\_\_ Supervisor \_\_\_\_\_ Phone # \_\_\_\_\_

Other sources of Income \_\_\_\_\_ Amounts \_\_\_\_\_

Copy of Current Photo ID Attached \_\_\_\_\_ Proof of Current Income Attached \_\_\_\_\_ Application Fee Attached \_\_\_\_\_

How did you find out about the property? \_\_\_\_\_

Are you working with a Realtor other than one from this office? ..... ( )No ( )Yes, who \_\_\_\_\_

Do you plan to keep pets at this property?..... ( )No ( )Yes, what breed \_\_\_\_\_

Have you ever filed for Bankruptcy..... ( )No ( )Yes, when \_\_\_\_\_

Have you ever been Evicted from tenancy..... ( )No ( )Yes, when \_\_\_\_\_

Have you ever willfully or intentionally refused to pay rent when due?.... ( )No ( )Yes, when \_\_\_\_\_

Have you ever been convicted of a Felony in the last ten years..... ( )No ( )Yes. If yes-what \_\_\_\_\_

Nearest Relative NOT living with you \_\_\_\_\_ Relationship \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

**Applicant understands that any false statements made on this application may void any lease entered into based on the above information. I hereby authorize the release of the above information. I also authorize Affordable Property Management and Realty Inc., to run a credit check & criminal records check on me in the future at their own expense in their efforts to collect any monies owed by me to them.**

**The tenant will be required to have renters insurance. \_\_\_\_\_ (initial) \_\_\_\_\_ (initial) \_\_\_\_\_**

\_\_\_\_\_  
 Applicant Date Co-Applicant Date



Property Management & Realty Inc.

LVAPM.com

86 Corporate Dr. • Suite 100 • Henderson, NV 89074 • Office: 437-4121 • Fax: 437-4102

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

Property Condition Statement

Property Address: \_\_\_\_\_

We have viewed the above property, and we accept it as-is, except for the following requests:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The above requested items are requested but have not been guaranteed to be done.

Tenant \_\_\_\_\_ Date \_\_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_\_



## APPLICATION FOR PET APPROVAL

This is an application to the Landlord for \_\_\_\_\_ ("Tenant") to have a pet at the following address: \_\_\_\_\_ ("the Property").

1. The pet or pets are identified as follows:

Name	Age	Breed	Weight	Gender	Neutered?	License No.
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

2. Tenant certifies to Landlord that the pet(s) is in good health, and as proof therefore, a certificate of good health from a licensed veterinarian is attached. In addition, a photo of each pet is attached with the name on the back.

3. Tenant will keep pets on a leash when not in a fenced backyard area and will clean up all waste on the Property as well as in any common areas.

4. If the Property is subject to a Common Interest Community, Tenant will abide by all rules and regulations and CC&R's with respect to pet ownership.

5. Tenant acknowledges and understands that the representations herein are considered to be material provision of the Residential Lease Agreement.

6. Tenant requests Landlord's approval to keep the above-name pet(s) in and/or on the Property.

Tenants:

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

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Signature)

### Landlord's Response

Landlord, through Landlord's Broker, having considered the Application for Pet Approval submitted by Tenant, does hereby \_\_\_ approve -OR- \_\_\_ reject Tenant's application.

By: \_\_\_\_\_  
Authorized Agent for Broker Date