

EMPLOYMENT HISTORY (List ALL employers for the past 2 years. Start with current employer.)

COMPANY			POSITION OR OCCUPATION	START DATE	MONTHLY WAGE
NAME	ADDRESS	PHONE			

BANKING INFORMATION

BANK NAME	BRANCH	PHONE	ACCOUNT	DATE OPENED	BALANCE

NEAREST RELATIVE REFERENCES (Not living with you)

FULL NAME: FIRST, MIDDLE, LAST	RELATIONSHIP	ADDRESS	PHONE

IN CASE OF EMERGENCY NOTIFY

FULL NAME: FIRST, MIDDLE, LAST	RELATIONSHIP	ADDRESS	PHONE

AUTOMOBILES

MAKE	MODEL	YEAR	LICENSE PLATE	INSURANCE CO.

ACTIVE CREDIT ACCOUNTS

CREDITOR	YEAR OPENED	CREDITOR	YEAR OPENED

APPLICANT QUESTIONNAIRE

	YES	NO
DO YOU HAVE OR INTEND TO HAVE WATER FILLED FURNITURE IN THE RENTAL UNIT?		
HAS ANY CIVIL JUDGEMENT BEEN ENTERED AGAINST YOU FOR THE COLLECTION OF A DEBT IN THE PAST 10 YEARS?		
DO YOU HAVE OR INTEND TO HAVE ANY PETS IN THE RENTAL UNIT?		

HAVE YOU FILED FOR BANKRUPTCY IN THE PAST 10 YEARS?		
HAVE YOU EVER BEEN EVICTED OR REFUSED TO PAY RENT FOR ANY REASON?		
HAVE YOU EVER BEEN ARRESTED FOR A CRIME?		
IF ANY QUESTION ABOVE HAS BEEN ANSWERED "YES", PLEASE EXPLAIN:		

The undersigned Applicant hereby offers to Lease real property described as _____ . It is understood that this Application is not a Rental Agreement/Lease and that Applicant has no rights to said property until a Rental Agreement/Lease is duly executed after the approval by LESSOR of this Application.

A non-refundable credit check fee of \$55.00 (Fifty-Five Dollars) to process this Application and an Application Holding Fee of \$100 (One- Hundred Dollars) as earnest money in two separate Money Orders / Debit / Credit will be given by Applicant to the LESSOR when this Application is turned in for processing.

The Application Holding Fee is fully refundable if cancelled WITHIN 24 (twenty-four) hours of receipt. The Application Holding Fee will be forfeited if applicant revokes this offer after the initial 24-hour period.

Applicant represents all information in this Application to be true and accurate. Applicant hereby authorizes LESSOR to verify said information and make independent investigations in person, by mail, internet, phone, fax, or otherwise, to determine Applicant's rental, credit, financial and character standing. Applicant hereby releases LESSOR and any and all other firms or persons investigating or supplying information, from any liability whatsoever concerning the release and/or use of said information and further, will defend and hold them all harmless from any suit or reprisal whatsoever. All holders, public and private, of any such information are hereby authorized to release, without reservation or limitation, any and all such information they have concerning Applicant and in so doing, will be acting on Applicant's behalf at Applicant's request and will be held blameless and without any liability whatsoever. A copy, scan, fax, or other reproduction of this Authorization shall be as effective as the original.

NOTE: If this application is accepted, the initial move-in costs and are to be paid by cashiers check, money order or debit/credit. No Personal Checks are accepted at move-in. After move in, rent may be paid by personal check. Utilities must be put in LESSEE(S)' name prior to move-in, verification of utility transfer must be presented prior to occupancy.

_____	_____	_____
Dated	Applicant's Signature	Print Name
_____	_____	_____
Dated	Applicant's Signature	Print Name
_____	_____	
Dated	LESSOR	



APPLICANTS UNDERSTAND THAT CREDIT WILL BE RAN UNDER THE BUSINESS NAME OF THE ASSOCIATED PROPERTY YOU ARE APPLYING TO, AND BY SIGNATURE ABOVE ACCEPT THIS WILL SHOW AS AN INQUIRY ON CREDIT REPORT.

Applicant Screening Policy

All applicants shall submit individual applications with appropriate screening fees. A current driver's license or other valid state or federal issued photo identification along with a valid social security card will be necessary in order to process your application.

All applicants must be at least eighteen (18) years of age.

RENTAL HISTORY REQUIREMENTS

One (1) year good rental history, on a lease. Not through family or friends. If Applicant has been evicted or owe any other property money within last 2 (two) years Applicant will be denied.

INCOME REQUIREMENTS

Income must be 2 ½ (two & one-half) times the monthly rent. 3 (three) current, consecutive, pay stub with year to date. Any other income must have proper paperwork showing monthly income.

CREDIT REQUIREMENTS

All accounts showing delinquent and/or in collections will be viewed as derogatory and LESSOR reserves the right to increase fees or deny the applicant. Bankruptcy within last 2 years must be discharged.

CRIMINAL BACKGROUND REQUIREMENTS

Anyone convicted of a felony will be denied. Any applicant with a history of the following crimes will be denied (1) Drugs with Possession with intent to sell (2) Prostitution, (3) Burglary, (4) Theft (5) Crimes against persons.

GENERAL REGULATIONS & RESTRICTIONS

Incomplete, inaccurate or falsified information on your Application will be grounds for denial and the forfeit of your holding fee. Should falsified information be determined after move-in your Lease Agreement will be terminated. All persons 18 or older that will be living in the home must fill out an applicant and be a LESSEE. LESSOR does not allow co-signers.

The Application Holding Fee is fully refundable if cancelled WITHIN 24 (twenty-four) hours of receipt. The Application Holding Fee will be forfeited if applicant revokes this offer after the initial 24-hour period.

Dated

Applicant's Signature

Print Name

Dated

Applicant's Signature

Print Name



All applicants will be processed by the above screening criteria without regard to the Applicant's race, color, religion, national origin, sex or handicapped status.



CRIME FREE LEASE ADDENDUM

In consideration for the execution or renewal of a lease of the dwelling unit identified in the lease, Manager or Owner and Resident agree as follows:

Resident, any member(s) of the resident's household, a guest or any other person affiliated with the resident on or off the resident premises:

1. Shall not engage in criminal activity, including drug-related criminal activity, on or off the said premises. "Drug related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use an illegal or controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C. 802]).

Initials: _____

2. Shall not engage in any act intended to facilitate criminal activity.

Initials: _____

3. Will not permit the dwelling unit to be used for, or to facilitate criminal activity.

Initials: _____

4. Shall not engage in the unlawful manufacturing, selling, using, storing, keeping or giving of an illegal or controlled substance as defined in N.R.S.453.566 and N.R.S.453.321, at any locations, whether on or off the dwelling unit premises.

Initials: _____

5. Shall not engage in any illegal activity, including, but not limited to:

A: prostitution as defined in N.R.S. 201.295;

B: criminal street gang activity as defined in N.R.S. 193.168;

C: assault and battery as prohibited in N.R.S. 200.471, and N.R.S. 200.481, including domestic battery;

D: the unlawful discharge of a weapon, on or off the dwelling unit premises, as prohibited in N.R.S. Chapter 202; or

E: any breach of the lease agreement that jeopardizes the health, safety and welfare of the landlord, his agent, or other tenant, or involving imminent or actual serious property damage.

Initials: _____

