



Rental Application Guidelines

All applicants are screened in accordance with Federal Fair Housing Guidelines prohibiting discrimination based race, color, religion, national origin, family status, disability or handicap, sex, sexual orientation and ancestry (NV law).

Complete Application

Every occupant over the age of 18 (even if claimed as a dependent) is required to be screened and submit an independent application. We only process complete applications. Items in a complete application include:

- RE/MAX Advantage Rental Application Guidelines
- GLVAR Rental Application
- Last 30 days paycheck stubs for each applicant
 - Bank Statements (60 days) if self-employed w/ income highlighted
- Full application fee in certified funds made payable to RE/MAX Advantage. **Application fee is not refundable.**
 - \$75 for first applicant, \$25 for each subsequent resident over the age of 18
- If applicable, a separate pet application must be submitted.
- Each new lease will include a one-time \$50.00 move in/ lease prep fee.
 - Cash is never accepted at our offices

DO NOT SUBMIT COPIES OF ANY PHOTO ID WITH APPLICATION !!!

Photo ID will be required after approval and prior to occupancy

Applications must be dropped off at:

- **10075 S Eastern, Ste 103 Henderson, NV 89052 (St Rose and Eastern)**

Applications can be dropped off during business hours only:

- Monday thru Friday 830am-530pm
- Saturday, Sunday 10am-4pm

RE/MAX Advantage generally will not hold a property longer than 14 days prior to lease start date. Check with property manager if you need a hold longer than 14 days.

Application Processing

Rental applicants are advised that RE/MAX Advantage reserves the right to process multiple applications for this property. We are obligated to secure the best tenant candidates possible for the owners we represent.

Applications are submitted to Leasing Desk/ Tenant Screening for credit, eviction, previous addresses, employment and criminal screening reports. The property manager will contact applicants if additional information or explanation is required. Applications are typically

processed within 2 business days. If denied, applicant will receive a denial letter in the mail after notification via phone or email.

**If you know of credit issues, each applicant is encouraged to write a short explanation as to the nature of the credit fault (short sale, unemployment, foreclosure, medical, etc.). Primary criteria used in qualifying prospective tenants are:

- 600 FICO minimum
- Dependable/verifiable rental history
- Applicant gross income to be a minimum of 3 times monthly rent

If applicant does not meet the standard requirements, an additional security deposit may be requested up to triple the amount of the monthly rent. In some cases, depending on the strength of the application, tenant may not be approved regardless of additional deposit. Property owner will have the final decision in the approval process.

Approval

The applicant / co-applicant agree to submit a deposit equal to one month rent within 24 hours of approval to take the property off the market and to execute a lease agreement. **Said deposit is to be paid in certified funds payable to RE/MAX Advantage.** All remaining move-in funds will be submitted at time of key pick-up. This deposit is non-refundable until the completion of the agreed lease term. Should applicant decide to not rent the property after submitting the deposit, the deposit will be retained by the owner as administrative expense.

Security Deposits

Any balances for Security deposits, Cleaning deposits, Keys/remotes deposits, Pet deposits are all required at time of key pickup in certified funds. These deposits may vary from property to property per agreement with each owner. Return of deposits are per each lease and may be fully refundable if the property is in as good or better condition upon vacancy.

RENT MOVE-IN FUNDS MUST BE SEPARATE FROM ANY SECURITY DEPOSITS.

Initial _____ Initial _____ Tenant will be required to have property mailbox rekeyed upon move-in. RE/MAX Advantage does not accept return of mailbox keys from tenants. USPS.gov will provide the nearest post office to obtain keys for respective mailboxes.

Initial _____ Initial _____ Proof of Renter's Insurance will be required at time of key pick up.

Pets

Pet approval and breed are the decision of the property owner. A separate application for a pet must be submitted. Pet deposits apply per pet. Applicant understands there may be severe penalties for failure to disclose a pet prior to occupancy. Service/assistance animals are excluded.

This property is offered and accepted in its present condition including but not limited to the following;

- Overall interior cleanliness
- All present appliances appearance and performance
- Condition of paint, flooring, interior/exterior window coverings and screens
- Landscaping (trees, lawn, shrubs and exterior lighting)
- Any debris or miscellaneous items present in or about the property.

Any concerns regarding the appearance of the property should be addressed below. This is a request, subject to approval by the owner, and not agreed to unless in writing.

Initial _____ Initial _____ My/Our application is 100% contingent on the request above. I/We understand our application will not be processed until owner approval is obtained for the above items. I/We understand additional applications may be received and processed during this period.

Current Rental Verification

Applicants are subject to rental verification. A complete application requires the following form to be completed and authorized for RE/MAX Advantage to obtain a rental reference from current landlord.

[Intentionally left blank]

RE/MAX Advantage Property Management

RE: _____ (property application address)

Rental Verification Authorization

I/We _____ authorize our current
Landlord / Property Manager _____ for
the address _____ to
respond to questions below.

Applicant (Print)

Applicant (Print)

Signature

Signature

Current Landlord, the above applicant(s) hereby grant permission to you to answer the following questions to assist in their rental application with RE/MAX Advantage. Please complete.

1. Is applicant still under lease? _____
2. Has tenant ever been late? # of times _____
3. Has eviction ever been initiated? _____
4. Has (had) the applicant damaged the unit? Describe _____
5. Has the applicant paid for the damage? _____
6. Would you rent to this applicant again? _____

Name of Person Completing _____

Date _____

RENTAL APPLICATION



Application is not complete until page 4 is signed. Unless this application is initialed on each page it will not be processed. (If more than two persons are applying, use additional applications.)

REQUIRED TO SUBMIT:
(Cash, MO, CC)
Application (Non-Refundable)
Fee \$ _____
Deposit to Hold \$ _____
Amt. Received \$ _____

PROPERTY ADDRESS _____

CITY, STATE, ZIP _____

MOVE-IN DATE _____

(NON-REFUNDABLE) APPLICATION FEE \$ _____ RENT \$ _____ SECURITY DEPOSIT

\$ _____ PET DEPOSIT \$ _____ (NON-REFUNDABLE) PROCESSING FEE \$ _____

KEY DEPOSIT \$ _____ CLEANING FEE \$ _____ OTHER \$ _____

EVIDENCE BY: CASH _____ CHECK _____ CASHIER'S CHECK _____ MONEY ORDER _____

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APPLICANT: _____

HOME PHONE # _____ OTHER PHONE _____

EMAIL _____ SSN# _____

DL# _____ STATE _____ BIRTH DATE _____

CURRENT ADDRESS _____

CITY, STATE, ZIP _____

LANDLORD NAME / MORTGAGE HOLDER: _____ PAYMENT: _____

PHONE # _____ HOW LONG? _____ (PLEASE CHECK ONE) OWNED OR RENT

REASON FOR LEAVING _____

PRIOR STREET ADDRESS _____

CITY, STATE, ZIP _____

LANDLORD NAME / MORTGAGE HOLDER: _____

PHONE # _____ HOW LONG? _____ (PLEASE CHECK ONE) OWNED OR RENT

REASON FOR LEAVING _____

CURRENT EMPLOYER _____

HOW LONG? _____ EMPLOYED AS _____

ADDRESS: _____

CITY, STATE, ZIP _____

PHONE # _____ FAX# _____

SALARY: \$ _____ PER/MO SUPERVISOR: _____

OTHER INCOME: SOURCE _____ AMOUNT: \$ _____

PRIOR EMPLOYER (IF LESS THAN 3 YEARS): _____ PHONE # _____

HOW LONG? _____ EMPLOYED AS _____

SALARY: \$ _____ PER/MO SUPERVISOR: _____

CREDIT REFERENCES BANK _____ ACCT # _____

ADDRESS _____

XX

CO-APPLICANT: _____

SSN # _____ DL# _____ STATE _____ BIRTH DATE _____

PHONE # _____ EMAIL _____

CURRENT ADDRESS _____

CITY, STATE, ZIP _____

LANDLORD NAME / MORTGAGE HOLDER: _____ PAYMENT: _____

PHONE # _____ HOW LONG? _____ (PLEASE CHECK ONE) OWNED OR RENT

PRIOR STREET ADDRESS: _____

CITY, STATE, ZIP _____

LANDLORD NAME / MORTGAGE HOLDER: _____

PHONE # _____ HOW LONG? _____ (PLEASE CHECK ONE) OWNED OR RENT

REASON FOR LEAVING _____

CURRENT EMPLOYER _____

HOW LONG? _____ EMPLOYED AS _____

ADDRESS: _____

CITY, STATE, ZIP _____

PHONE # _____ FAX# _____

SALARY: \$ _____ PER/MO SUPERVISOR: _____

OTHER INCOME: SOURCE _____

AMOUNT: \$ _____

PRIOR EMPLOYER (IF LESS THAN 3 YEARS): _____ PHONE # _____

HOW LONG? _____ EMPLOYED AS _____

SALARY: \$ _____ PER/MO SUPERVISOR: _____

CREDIT REFERENCES BANK _____ ACCT # _____

ADDRESS _____

XX

AUTOMOBILES:

MAKE _____ MODEL _____ LIC# _____ STATE ___ YR _____ COLOR _____

MAKE _____ MODEL _____ LIC# _____ STATE ___ YR _____ COLOR _____

MAKE _____ MODEL _____ LIC# _____ STATE ___ YR _____ COLOR _____

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IN ADDITION TO APPLICANT(S), OTHER PERSONS TO BE AT PREMISES:

NAME RELATIONSHIP AGE OCCUPATION

PETS? (Y/N) _____ HOW MANY? Cats _____ Dogs _____ Other _____

Name	Cat or Dog?	Breed	Weight	Spayed or Neutered?

If Other, please explain: _____

HAS ANY APPLICANT EVER FILED BANKRUPTCY? _____ GIVE DETAILS _____

HAS ANY APPLICANT EVER BEEN EVICTED? _____ EXPLAIN _____

HAS ANY APPLICANT EVER WILLFULLY REFUSED TO PAY RENT WHEN DUE? _____ EXPLAIN _____

HAS ANY APPLICANT OR OCCUPANT EVER BEEN CONVICTED OF A GROSS MISDEMEANOR OR FELONY?

YES OR NO IF YES PLEASE EXPLAIN _____

HOW LONG DOES APPLICANT PLAN TO LIVE HERE? _____ DOES APPLICANT PLAN TO USE LIQUID FILLED FURNITURE? _____ TYPE _____

DOES ANYONE IN THE HOUSEHOLD SMOKE? Y/N _____

APPLICANT IN CASE OF EMERGENCY, PERSON TO NOTIFY: _____

RELATIONSHIP _____ PHONE # _____

CO-APPLICANT IN CASE OF EMERGENCY, PERSON TO NOTIFY: _____

RELATIONSHIP _____ PHONE # _____

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**DISCLOSURE
PLEASE READ CAREFULLY BEFORE SIGNING**

1 APPLICANT UNDERSTANDS THAT _____ IS THE LEASING AGENT AND REPRESENTATIVE FOR THE LANDLORD OF THE PREMISES LOCATED AT _____ AT A MONTHLY RENT OF \$ _____

2 APPLICANT DECLARES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND APPLICANT AUTHORIZES AN EMPLOYMENT CHECK, CRIMINAL RECORDS CHECK, CREDIT CHECK, VERIFICATION OF REFERENCES AND CURRENT AND PREVIOUS LANDLORDS

3 APPLICANT HEREBY PAYS \$ _____ AS A NON-REFUNDABLE APPLICATION FEE AND \$ _____ AS HOLDING DEPOSIT. IF APPLICANT IS DECLINED, HOLDING DEPOSIT SHALL BE REFUNDED WITHIN _____ BUSINESS DAYS. IF, AFTER APPROVAL, APPLICANT DECIDES NOT TO FULFILL THIS AGREEMENT BY COMPLETING LEASE AND PAYING FIRST MONTHS RENT AND REMAINING SECURITY DEPOSIT, HOLDING DEPOSIT SHALL BE RETAINED BY LANDLORD TO COVER ADMINISTRATIVE EXPENSES

4 APPLICANT AGREES TO EXECUTE A RENTAL AGREEMENT BEFORE POSSESSION IS GIVEN AND TO PAY THE RENT AND SECURITY DEPOSIT WITHIN _____ BUSINESS DAYS AFTER BEING NOTIFIED OF ACCEPTANCE OF THIS APPLICANT.

5 LANDLORD AND AGENT WILL NOT BE BOUND BY ANY REPRESENTATIONS, AGREEMENTS OR PROMISES, WRITTEN OR ORAL, MADE BY LANDLORD OR AGENT UNLESS CONTAINED IN THE RENTAL AGREEMENT SIGNED BY LANDLORD OR LANDLORD'S AGENT.

6 APPLICANT DOES HEREBY RELEASE LANDLORD, AGENT AND THIS COMPANY FROM ANY AND ALL DAMAGES OR LIABILITIES WHICH MIGHT RESULT FROM THE ABOVE INFORMATION APPLICANT RELEASES PRESENT LANDLORD AND ALL PREVIOUS LANDLORDS FROM ANY AND ALL LIABILITY FOR ANY DAMAGE OR INJURY WHATSOEVER CAUSED BY PROVIDING INFORMATION TO LANDLORD OR AGENT REGARDING APPLICANT.

7 APPLICANT UNDERSTANDS AND ACKNOWLEDGES THAT A FALSE STATEMENT MADE HEREIN IS GROUNDS FOR DENIAL OF RENTAL TO APPLICANT. ANY STATEMENT HEREIN MAY BE CONSTRUED AS A CONDITION PRECEDENT TO ANY BINDING RENTAL AGREEMENT OR CONTRACT BETWEEN APPLICANT AND LANDLORD.

8 APPROVAL FOR RESIDENCY IS MADE WITHOUT REGARD TO RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, AGE, OR HANDICAP.

9 APPLICANT UNDERSTANDS THAT APPLICANT ACQUIRES NO RIGHTS TO PREMISES UNTIL EXECUTION OF A RENTAL AGREEMENT IN THE FORM SUBMITTED AND DEPOSIT OF RENT AND SECURITY DESCRIBED ABOVE.

SIGNATURE OF APPLICANT _____ DATE _____ TIME _____

SIGNATURE OF CO-APPLICANT _____ DATE _____ TIME _____

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OFFICE USE ONLY

REFERRAL COMPANY _____ MLS # _____ DATE PAID _____

AGENT: _____ P I D # _____ LICENSE # _____

THE GREATER LAS VEGAS ASSOCIATION OF REAL TORS® PROVIDES THIS FORM FOR MEMBERS ONLY AND IS NO WAY DEEMED RESPONSIBLE FOR INFORMATION PROVIDED THEREIN