

RENTAL APPLICATION

COMMUNITY NAME:	OFFICE USE:
APARTMENT NUMBER:	
MONTHLY RENT:	
MOVE-IN DATE:	
DATE RECEIVED:	DATE:

PLEASE PRINT

NAME:		
SOCIAL SECURITY #	DRIVER'S LICENSE #	DATE OF BIRTH
DO YOU HAVE ANY PETS? IF SO, WHAT KIND?		
CO-APPLICANT NAME:		
SOCIAL SECURITY #	DRIVER'S LICENSE #	DATE OF BIRTH
NAMES OF OTHER PERSONS WHO WILL OCCUPY APARTMENT OTHER THAN YOURSELF: (PLEASE ALSO INCLUDE MINOR OCCUPANTS NAMES AND AGES, IF APPLICABLE)		
NAME:	AGE:	
NAME:	AGE:	
NAME:	AGE:	
CURRENT ADDRESS:		
HOME PHONE #:	HOW LONG AT THIS ADDRESS:	
LANDLORD NAME:	PHONE #:	
MONTHLY RENT PAID: \$		
IF AT PRESENT RESIDENCE LESS THAN ONE YEAR PLEASE PROVIDE THE FOLLOWING: PREVIOUS ADDRESS:		
LANDLORD NAME:	PHONE #:	
MONTHLY RENT PAID: \$		
CURRENT EMPLOYMENT		
COMPANY NAME:		
ADDRESS:		
POSITION:	MONTHLY INCOME:	
PHONE #:	LENGTH OF EMPLOYMENT:	
SUPERVISOR'S NAME AND PHONE:		
OTHER INCOME:	SOURCE:	

IF AT PRESENT EMPLOYER LESS THAN 1 YEAR, PLEASE COMPLETE THE FOLLOWING:			
PREVIOUS EMPLOYER			
COMPANY NAME:			
ADDRESS:			
POSITION:		MONTHLY INCOME: \$	
PHONE #:		LENGTH OF EMPLOYMENT:	
CO-APPLICANT'S CURRENT EMPLOYMENT			
COMPANY NAME:			
ADDRESS:			
POSITION:		MONTHLY INCOME: \$	
PHONE #:		LENGTH OF EMPLOYMENT:	
IF AT PRESENT EMPLOYER LESS THAN 1 YEAR, PLEASE COMPLETE THE FOLLOWING:			
COMPANY NAME:			
ADDRESS:			
POSITION:		MONTHLY INCOME: \$	
PHONE #:		LENGTH OF EMPLOYMENT:	
CRIMINAL RECORD			
HAVE ANY OF THE INTENDED OCCUPANTS BEEN CONVICTED OF A CRIME? (CIRCLE ONE) YES NO			
IF YES , PLEASE EXPLAIN NATURE OF CRIME.			
DATE OF CONVICTION	FILE NUMBER	COUNTY	STATE
AUTOMOBILES	MAKE/MODEL	COLOR	LICENSE #
YEAR			
YEAR	MAKE/MODEL	COLOR	LICENSE #
BANKING INFORMATION			
BANK NAME:			
ADDRESS:			
CHECKING/SAVINGS ACCOUNT #:			
CHECKING/SAVINGS ACCOUNT #:			
EMERGENCY CONTACT		PHONE #:	
NAME:			
ADDRESS:			
PLEASE PROVIDE THE FOLLOWING TO ASSIST US IN PROCESSING YOUR APPLICATION: (1) DRIVER'S LICENSE OR STATE I.D. CARD; (2) PROOF OF INCOME; (3) OTHER INFORMATION REQUESTED BY YOUR LEASING REPRESENTATIVE. I/WE AUTHORIZE YOU TO OBTAIN AN INVESTIGATIVE REPORT IN CONNECTION WITH THIS APPLICATION. I/WE ALSO UNDERSTAND THAT ANY FALSE, DECEPTIVE OR ABSENT INFORMATION WILL RESULT IN THE REJECTION OF THIS APPLICATION AND FORFEITURE OF DEPOSIT.			
SIGNATURE:		DATE:	
CO-APPLICANT'S SIGNATURE:		DATE:	

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.

Credit & rental history requirements

- All accounts showing 60 days late or greater will be considered as derogatory and management reserves the right to deny any applicant(s), require an increase in security deposit or require a co-signer. Applicants with little or no credit are also subject to the above.
- Applicants with a bankruptcy within the past two (2) years will be automatically denied.
- Applicants who have been evicted within the past 5 years will be automatically denied unless a letter from the previous landlord is provided showing the account has a zero balance.

Criminal Background Requirements

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

Minimum Income Requirements

- Gross household income must be a minimum of three and a quarter (3.25) times the rent.

General Regulations & Restrictions

- Incomplete, inaccurate or falsified information will be grounds for denial of the application or subsequent termination of tenancy upon later discovery of information being falsified. Deposit monies will be forfeited for falsified or inaccurate information.
- Two (2) paycheck stubs will be required for each applicant or written proof of income in the form of last years tax return, court ordered funds, Government issued funds or banking documents.
- All persons over the age of Eighteen (18) must complete an application and must be listed on the Nevada Lease Agreement as a lessee.
- Applicants must have one (1) year of verifiable employment and rental history.
- Co-signers may be permitted (at the sole discretion of the manager) for applicants who do not meet the minimum credit or income requirements or who do not have 1 year of verifiable rental history. The Cosigner must complete a rental application, pay the required fee and have perfect credit and rental history.

Applicants have 48 hours from the date of the application to cancel and receive a refund of their holding deposit. Application fees are never refundable. After twenty four (48) hours holding deposit monies will only be refunded if the applicant is denied.

All applicants will be judged on the basis of the above screening criteria without regard to the applicant's race, color, religion, national origin, sex, familiar status or handicapped status.

Applicant's Signature

Applicant's Signature

Date

Applicant's Signature

Applicant's Signature

Agent