

LEASE/RENTAL REQUIREMENTS AND POLICIES

All funds submitted must be in Certified Funds Only Standard lease is ONE (1) year.

Applicant must have verifiable income equal to or greater than 3 times the monthly rent. Income may be combined if married or related. This can be last years IRS Tax returns, last two payroll stubs or last two years bank statements and must accompany application.

Applicant/s are required to physically view property, interior & exterior, PRIOR to submitting Application.

Applicant/s must submit a **NON-REFUNDABLE APPLICATION FEE (separate certifiable funds) of \$50.00 per person or per married couple at the time of filing an application.**

Applicant/s must submit a **HOLDING DEPOSIT (separate certifiable funds) of \$100.00** at the time of filing out an application. Applications are normally processed within 2 business days of receiving all required documents.

If Applicant is not approved the \$100.00 **HOLDING DEPOSIT will be refunded.** If application is approved, the **HOLDING DEPOSIT** will be applied to the Security Deposit, which is required on the Lease/rental agreement.

Upon approval of application, Applicant/s **MUST** secure the property with a **SECURITY DEPOSIT** and executing a Lease/Rental Agreement within 48 hours or Holding Deposit may be forfeited. Customary security deposit is: equal to 1 months rent, but may be increased due to Bankruptcy, (which has been discharged), poor credit or rental history, a resident of Las Vegas for less than one year, or pets. Certain pets are not permitted due to insurance restrictions.

Applicant/s must pay an **ADMINISTRATION FEE of \$150.00, separate funds, prior to moving in.**

Applicant/s will provide State or Military Issued ID or other form of government issued ID for each adult & picture of pet/s if applicable.

Pets are considered upon owner’s approval. However HOA rules will always prevail. We apologize, but the following dogs are not permitted under any circumstances: **Chow, Rottweiler, Doberman, Akita, German Shepherds, American Bull Terrier, Staffordshire Terrier, Pit Bull or breeds with a mix of Pit Bull. Puppies under1 year and animals considered as wild, if approved, will require a higher Security deposit.**

All information provided will be subject to verification.

All applications will be processed through an independent outside credit reporting agency for verifying credit information & employment history, & tenant qualities. USA Real Estate Team will not release information to anyone else without written permission from Applicant. Applicant/s authorize the release of any criminal records pertaining to them, per the Nevada Criminal History Act of July 1979.

We screen our applicants carefully in order to provide current residents with good neighbors and our owners with tenants that will care for their property. We will process your application as quickly as possible. The final decision is left to the owner of the property, not us. We provide the verified information you gave us to the owner for their decision.

We abide by the rules of the Fair Housing Laws. By providing an equal opportunity for living where you want to live so long as you are able to satisfy the required information which is applied equally to one and all who apply to rent from USA Real Estate and Property Management Team.

USA Real Estate & Property Management Team is a family owned company with over 50 years of combined experience. **We believe in fairness to all, honesty, in all matters, courtesy, respect and professionalism at all times. We want to be your Real Estate Team.**

I accept and agree to the above terms on this _____ day of _____, 200__

Applicant’s Signature

Co-Applicant’s/Spouse’s Signature

LEASE/RENTAL APPLICATION

Property Address _____
Applicant/s Name/s: _____

Term of Lease Requested _____
Start Date Requested _____

Office use only
Approval Date _____
Rent amount _____
Security Deposit _____
Security Balance due by _____

INSTRUCTIONS: PLEASE PRINT CLEARLY WE CANNOT PROCESS APPLICATIONS WE CAN'T READ.

1. Complete one application for EACH adult or married couple.
2. Please have the last 2 pay stubs. If self employed, provide last years IRS tax return or past 2 years bank statements.
3. Certified funds of \$50.00 for each person or married couple. This is NOT refundable.
4. Also certified funds of \$100.00 for a holding deposit.
5. State, military or other form of government issued identification for each adult.
6. Picture of pet/s if applicable, for approval by property owner.

All applications for lease are presented to the property owner. The property owner, not the management company, makes the final decision regarding to whom their property will be leased too.

Application Fees are NON-REFUNDABLE. Holding Fees, upon approval, will be applied to the Security Deposit. If tenant decides to NOT rent the property, after approval, the holding deposit will be forfeited. Tenant must pay the balance of the required security deposit execute a Lease/Rental agreement within 2 business days or approval. If Application is denied, the holding deposit will be refunded within 10 business days by company check from the Management Company. Tenant must provide required documents as requested within 2 business days or Application will be considered withdrawn and Holding Deposit will be forfeited.

_____ I have read the above and agree to the terms and conditions.

As required before applying, the prospective TENANT/S _____ has view the above property. TENANT/S has the following request for improvements as a condition of leasing the property. The requests below MUST be approved, in writing, by the owner, as indicated by his/her initials and signature below or they will not be done.

Owners Initials
for approval _____ Request for Improvement by Tenant

1. _____
2. _____
3. _____

Owners Signature approving work to be done as indicated by their initials beside each request.
Items NOT initialed are not approved and will not be done.

_____ Date _____ Date
Owner's Signature Owner's signature

Applicant acknowledges and accepts Owner's approval or denial of above requested improvements and hereby agrees to proceed with the leasing of the above named property.

_____ Date _____ Date
Applicant Signature Spouse / Co Applicant Signature

APPLICATION FOR LEASE/RENTAL

APPLICANT:

Last Name _____ First Name _____ SS# _____ - _____ - _____

Date of Birth _____ Driver's License # _____ State _____

Home Phone: _____ Work Phone _____ Cell _____ Email _____

PRVIOUS ADDRESSES COVERING 3 YEARS:

Present Address _____ City _____ St. _____ Zip _____

From: _____ To: _____ Monthly Rent \$ _____ Lease Y or N If yes, when does it end? _____

Other person/s names on the lease _____

Manager/Landlord/Mortgage Holder _____ Phone # _____

Previous Address _____ City _____ St. _____ Zip _____

From: _____ To: _____ Monthly Rent \$ _____

Manager/Landlord/Mortgage Holder _____ Phone # _____

Other person/s names on the lease _____

Previous Address _____ City _____ St. _____ Zip _____

From: _____ To: _____ Monthly Rent \$ _____

Manager/Landlord/Mortgage Holder _____ Phone # _____

Other person/s names on the lease _____

EMPLOYMENT HISTORY FOR 3 YEARS

Current Employer: _____ Supervisor _____

Address _____ City _____ State _____ Zip _____ Phone _____

Position _____ From: _____ To: _____ Gross Mo. Inc. \$ _____

Previous Employer: _____ Supervisor _____

Address _____ City _____ State _____ Zip _____ Phone _____

Position _____ From: _____ To: _____ Gross Mo. Inc. \$ _____

Previous Employer: _____ Supervisor _____

Address _____ City _____ State _____ Zip _____ Phone _____

Position _____ From: _____ To: _____ Gross Mo. Inc. \$ _____

USA Real Estate & Property Management Team

CO APPLICANT - Relationship to Applicant _____

Last Name _____ First Name _____ SS # _____

Date of Birth _____ Drivers License # _____ State _____

Home Phone _____ Work Phone _____ Cell _____ Email _____

CO APPLICANT'S PREVIOUS ADDRESS

Current Address _____ City _____ State _____ Zip _____

From _____ To _____ Monthly Rent _____ Current Lease Y or N Ends _____

Other persons/names on Lease _____

Name of Manager/Landlord/Mortgage Holder _____ Phone# _____

Previous Address _____ City _____ State _____ Zip _____

From _____ To _____ Monthly Rent _____ --

Manager/Landlord/Mortgage Holder _____ Phone _____

Other person/s names on Lease _____

Previous Address _____ City _____ State _____ Zip _____

From _____ To _____ Monthly Rent _____ --

Manager/Landlord/Mortgage Holder _____ Phone _____

Other person/s names on Lease _____

CO APPLICANT EMPLOYMENT HISTORY FOR 3 YEARS

Current Employer: _____ Supervisor _____

Address _____ City _____ State _____ Zip _____ Phone _____

Position _____ From: _____ To: _____ Gross Mo. Inc. \$ _____

Previous Employer: _____ Supervisor _____

Address _____ City _____ State _____ Zip _____ Phone _____

Position _____ From: _____ To: _____ Gross Mo. Inc. \$ _____

Previous Employer: _____ Supervisor _____

Address _____ City _____ State _____ Zip _____ Phone _____

Position _____ From: _____ To: _____ Gross Mo. Inc. \$ _____

PROPERTY ADDRESS _____.

The undersigned Applicant Understands and Agrees to the Following:

1. Offers to Rent/Lease the above described property with the presentation of this signed application.
2. This application is not a Rental/Lease Agreement.
3. Applicant has no rights to said property until a written, fully executed Rental/Lease Agreement is signed by all parties upon approval of Application.

Please read completely and carefully before signing.

The application you have presented to *USA Real Estate & Property Management Team* for the lease of the property identified on page 1 gives the Management Company the right to run a credit report and receive verification by CIC (Tenant Screening Service) It also allows the release of any criminal history pertaining to me or other listed tenant allowed by the Nevada Criminal History Act of July 1979.

Everything stated in this application is correct to the best of my knowledge. I have been informed that the application will be kept whether or not I become a tenant in the above listed property. I give permission for **USA Real Estate & Property Management Team, LLC** to check my credit and employment history and to answer any and all questions about my credit history pertaining to any and all transactions I have with **USA Real Estate & Property Management Team, LLC**. I agree to release from all liability any landlord, former landlord, or credit grantor that may supply information to verify my credit history or employment.

I, the undersigned, warrant that all of the above information included in this application or any contracts dealing with the lease of the property applied for is true and accurate. My statement of income is correct as of the date of the application. I agree to notify the management company of any changes in my status regarding income, who is residing in the property, or number or type of pets. I understand that any false statements or information is grounds for denial of lease or basis for eviction if I become your tenant.

Applicant/s are aware that the application fee/s are non-refundable.

Your information will not be shared with anyone other than as required by this contract.

I accept and agree to the above terms on this _____ day of _____, 200__

Applicant's Signature

Co Applicant's/Spouse's Signature

For Office Use Only

Date Received _____

Application Declined

Accepted By _____

Date _____

Application Fee \$ _____

Reason _____

Holding Fee \$ _____

Tenant Notified _____ Date Letter Sent _____