



## Rental Application

(All applicants must complete GLVAR & RPME application)

### Application Fee

Application Fee is \$50.00 per adult and is non-refundable. Roommates must submit a separate application. Fee is accepted in certified funds only in the form of a cashier's check or a money order payable to Real Property Management Exclusive (RPME).

RPME outsources the screening to a third party service (Background USA).

A complete background check includes verification of current and previous tenant history, current and previous employment, credit history, contact personal references, and to receive any criminal history information pertaining to the applicant that may be found in a federal, state, or local criminal justice agency files and to verify any other information deemed necessary to fulfill the tenant requirements.

In addition to the application, please remit a copy of your driver's license or a valid ID, 30 days worth of paystubs or a 60 day banking statement and photo of your pet, if applicable.

### Application Processing

Applications are processed upon receipt of the application fee and a complete application form and can take between 24 - 72 hours to receive background screening information. The property manager will contact the applicant should additional information be needed or upon acceptance or denial of an application. If denied, applicant will receive a denial letter in writing in the mail.

The applicant is fully aware that RPME reserves the right to process multiple applications at the same time.

The applicant and co-applicant agree to submit security deposit equal to one month's rent within 24 hours of approval to unlist the property. All additional deposits are to be submitted at the same time of the lease signing.

All move-in cost shall be in the form of certified funds (Cashiers Check, Money Order). The property manager will provide the applicant with a breakdown of funds required prior to occupancy. Should the applicant decide not to rent the property after submitting the security deposits, the security deposits will be retained by the owner as administrative expenses.

### Rental Qualifications

Some criteria used in qualifying prospective tenants are:

- Credit rating of 600 or above
- Dependable rental history
- Applicant's income to be at least three times the monthly rent

**If applicant does not meet the standard requirements, an additional security deposit may be requested up to triple the amount of the rent. Owner will also have the final decision in the approval process.**

### Security Deposits

Security deposits, cleaning deposits, and pet deposits (if applicable) are required at the time of the lease signing. Security deposits can vary depending on applicants' qualifications. Security and pet deposits are fully refundable only if the property is in as good or better condition upon vacancy. Cleaning Deposits are NON-Refundable.



**Property Re-Key**

All properties are re-keyed upon occupancy. There is \$100.00 non-refundable key charge, due at the lease signing.

**Renters Insurance**

Applicant is required to purchase renters insurance. Upon lease signing a copy of the policy will need to be provided in order for keys to be released. Landlord and RPME shall be named as additional interests on any such policy.

**Pets**

Whether or not pets are allowed in the property depends on the owner. Pet deposits apply per pet. Restrictions apply to certain/ aggressive dog breeds. Penalties apply when there is failure to disclose a pet prior to occupancy. Please contact our office before bringing any pet to the property.

**Utilities**

The application is responsible for all utilities, which may include power, gas, and water. Trash and sewer varies per property. Other services may include satellite access or cable and telephone services and are the sole responsibility of the tenant.

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

- Overall interior cleanliness
- All appliances
- All paint, flooring and window coverings
- All landscaping, bushes, trees, and exterior lighting
- Garage door openers (if applicable)
- Any debris or materials

\_\_\_\_\_ **Initials**

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**Any concerns regarding the appearance of the property should be addressed. This is simply a request and is not valid unless the owner/landlord agrees to the terms in writing.**

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**If you wish your application to be 100% contingent on your request, please initial here:** \_\_\_\_\_

Please return completed rental application Monday through Friday 9:00 am to 5:00 pm to:

Real Property Management Exclusive  
2480 W. Horizon Ridge Parkway, Suite 100 | Henderson, NV 89052



**APPLICANT AUTHORIZATION AND CONSENT FOR RELEASE OF INFORMATION**

This release and authorization acknowledges that **Real Property Management Exclusive**, may now, or at any time while I am renting, conduct a verification of my current and previous tenant history, current and previous employment, credit history, contact personal references, and to receive any criminal history information pertaining to me which may be in the files of any Federal, State, or Local criminal justice agency, and to verify any other information deemed necessary to fulfill the Tenant requirements. The results of this verification process will be used to determine tenant eligibility under **Real Property Management Exclusive** tenant policies.

I authorize **Background Info USA** and any of its agents, to disclose orally and in writing the results of this verification process to the designated authorized representative of **Real Property Management Exclusive**.

**I have read and understand this release and consent, and I authorize the background verification.** I authorize persons, schools, current and former employers, current and former landlords and other organizations and agencies to provide **Background Info USA** with all information that may be requested. I hereby release all of the persons and agencies providing such information from any and all claims and damages connected to their release of any requested information. I agree that any copy of this document is as valid as the original.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Print Name Clearly

\_\_\_\_\_  
Co-Applicant Signature

\_\_\_\_\_  
Print Name Clearly

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

Please submit completed application along with all supporting documents (proof of income, photo ID, etc.) in person to our office: 2480 W. Horizon Ridge Pkwy Suite 100, Henderson, NV 89052 or by Fax: (702) 446-5551.







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 # \_\_\_\_\_

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