



Rental Application

(All applicants must complete GLVAR & RPME application)

Application Fee

Application Fee is \$75.00 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 ours 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.

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 Initials

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.

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
7375 S. Pecos Road Suite 102 | Las Vegas, NV 89120



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.

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 _____

XX

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 _____
