



## Rental Application

### Application Fee

Application Fee is \$55.00 per adult and is non-refundable. Roommates must submit separate applications. Application Fee will be accepted in certified funds in the form of a cashier's check or money order made payable to Premier Property Management. Premier Property Management outsources applicant screening to a third party service (Appfolio). A complete background check includes verification of current and previous tenant history, current and previous employment, credit history, contact personal references, and 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 rental application please submit the following:

- Copy of driver's license or valid photo ID
- Proof of income:
  - \*30 days worth of paycheck stubs or 60 day banking statement
- Photo of pet(s) (If applicable)

### Application Processing

Applications are processed upon receipt of the application fee and completed application form and can take between 1-3 business days to receive background screening information. Premier Property Management will contact the applicant should additional information be required, or upon the acceptance/ denial of application. If denied, the applicant will receive a denial letter in writing. The denial letter will be mailed to the most current address listed on the application. The applicant is fully aware that Premier Property Management reserves the right to process multiple applications at the same time.

The applicant and co-applicant agree to submit a holding/ security deposit within 2 Business Days of approval to un-list the property. All additional deposits, fees, and prorated rent will be due at lease signing. All move-in costs shall be paid in the form of certified funds (cashier's checks and money orders). Premier Property Management 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 holding security deposit, the security deposit will be retained by the property 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 rent

**If the applicant does not meet the standard requirements, an additional security deposit may be requested up to triple the amount of the rent.**

### Security Deposits

Security deposits, key deposits, and pet deposits (if applicable) are due within 2 Business days of Applicants Approval. Security deposits can vary depending on applicant's qualifications. Security and pet deposits are fully refundable only if the property is in as good or better condition upon vacancy.

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Initial

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Initial

**Pets**

Whether or not pets are allowed in the property depends on the owner and the HOA's rules and regulations (if applicable). Pet deposits apply per pet. Restrictions apply but are not limited to aggressive breeds, size, etc. Penalties apply when the applicant fails to disclose a pet prior to occupancy. Please contact the office before bringing any pet to the property.

**Utilities**

The applicant is responsible for all utilities, which may include power, water, and gas. Responsibility for trash and sewer may vary per property. Other services may include satellite access or cable and telephone services 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
- Appliances currently in the property (if applicable)
- All paint, flooring, and window coverings (if applicable)
- All landscaping, bushes trees and exterior lights (if applicable)
- Garage door openers (if applicable)
- Any debris or materials

\_\_\_\_\_ Initial

\_\_\_\_\_ Initial

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

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

\_\_\_\_\_ Initial

\_\_\_\_\_ Initial

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

Premier Property Management  
 10120 S. Eastern Ave. Suite 355, Henderson NV 89052  
 Phone: 702-938-1300 Fax: 702-938-1301



# RENTAL APPLICATION

**REQUIRED TO SUBMIT:**  
 (Certified Funds or Credit Cards)  
 Application (Non-Refundable)  
 Fee \$ \_\_\_\_\_  
 Holding Fee \$ \_\_\_\_\_  
 Amt. Received \$ \_\_\_\_\_

**Application is not complete until page 5 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.)**

PROPERTY ADDRESS \_\_\_\_\_

CITY, STATE, ZIP \_\_\_\_\_

MOVE-IN DATE \_\_\_\_\_

### RENT/DEPOSITS AND OTHER FEES

(NON-REFUNDABLE) APPLICATION FEE \$ \_\_\_\_\_ (NON-REFUNDABLE) PROCESSING FEE \$ \_\_\_\_\_

RENT \$ \_\_\_\_\_ SECURITY DEPOSIT \$ \_\_\_\_\_ OTHER DEPOSITS \$ \_\_\_\_\_

PET DEPOSIT \$ \_\_\_\_\_ (NON-REFUNDABLE) PET FEE \$ \_\_\_\_\_

KEY FEE \$ \_\_\_\_\_ CLEANING FEE \$ \_\_\_\_\_ OTHER \$ \_\_\_\_\_

EVIDENCED BY: CASH \_\_\_\_\_ CHECK \_\_\_\_\_ CASHIER'S CHECK \_\_\_\_\_ MONEY ORDER \_\_\_\_\_

### APPLICANT INFORMATION

APPLICANT: \_\_\_\_\_

HOME PHONE # \_\_\_\_\_ OTHER PHONE \_\_\_\_\_

EMAIL \_\_\_\_\_ SSN# \_\_\_\_\_

DL# \_\_\_\_\_ STATE \_\_\_\_\_ BIRTH DATE \_\_\_\_\_

CURRENT ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP \_\_\_\_\_

LANDLORD NAME / MORTGAGE HOLDER: \_\_\_\_\_ PAYMENT: \_\_\_\_\_

PHONE # \_\_\_\_\_ FAX # \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

HOW LONG? \_\_\_\_\_ (PLEASE CIRCLE ONE) OWNED OR RENT

REASON FOR LEAVING \_\_\_\_\_

PRIOR STREET ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP \_\_\_\_\_

LANDLORD NAME / MORTGAGE HOLDER: \_\_\_\_\_ PAYMENT: \_\_\_\_\_

PHONE # \_\_\_\_\_ FAX # \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

HOW LONG? \_\_\_\_\_ (PLEASE CIRCLE 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 \_\_\_\_\_

PERSONAL REFERENCES:

1. NAME \_\_\_\_\_ PHONE # \_\_\_\_\_

EMAIL \_\_\_\_\_ RELATIONSHIP \_\_\_\_\_

2. NAME \_\_\_\_\_ PHONE # \_\_\_\_\_

EMAIL \_\_\_\_\_ RELATIONSHIP \_\_\_\_\_

**CO-APPLICANT INFORMATION**

**CO-APPLICANT:** \_\_\_\_\_

HOME PHONE # \_\_\_\_\_ OTHER PHONE \_\_\_\_\_

EMAIL \_\_\_\_\_ SSN# \_\_\_\_\_

DL# \_\_\_\_\_ STATE \_\_\_\_\_ BIRTH DATE \_\_\_\_\_

CURRENT ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP \_\_\_\_\_

LANDLORD NAME / MORTGAGE HOLDER: \_\_\_\_\_ PAYMENT: \_\_\_\_\_

PHONE # \_\_\_\_\_ FAX # \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

HOW LONG? \_\_\_\_\_ (PLEASE CIRCLE ONE) OWNED OR RENT

REASON FOR LEAVING \_\_\_\_\_

PRIOR STREET ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP \_\_\_\_\_

LANDLORD NAME / MORTGAGE HOLDER: \_\_\_\_\_ PAYMENT: \_\_\_\_\_

PHONE # \_\_\_\_\_ FAX # \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

HOW LONG? \_\_\_\_\_ (PLEASE CIRCLE 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 \_\_\_\_\_

PERSONAL REFERENCES:

1. NAME \_\_\_\_\_ PHONE # \_\_\_\_\_

EMAIL \_\_\_\_\_ RELATIONSHIP \_\_\_\_\_

2. NAME \_\_\_\_\_ PHONE # \_\_\_\_\_

EMAIL \_\_\_\_\_ RELATIONSHIP \_\_\_\_\_

**VEHICLE INFORMATION**

AUTOMOBILES:

MAKE \_\_\_\_\_ MODEL \_\_\_\_\_ LIC# \_\_\_\_\_ STATE \_\_\_\_\_ YR \_\_\_\_\_ COLOR \_\_\_\_\_

MAKE \_\_\_\_\_ MODEL \_\_\_\_\_ LIC# \_\_\_\_\_ STATE \_\_\_\_\_ YR \_\_\_\_\_ COLOR \_\_\_\_\_

MAKE \_\_\_\_\_ MODEL \_\_\_\_\_ LIC# \_\_\_\_\_ STATE \_\_\_\_\_ YR \_\_\_\_\_ COLOR \_\_\_\_\_

**OTHER OCCUPANTS**

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

NAME	RELATIONSHIP	AGE	OCCUPATION	TELEPHONE NUMBER

**PETS**

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

IF YES, PLEASE COMPLETE THE PET APPLICATION AND SUBMIT IT WITH THE RENTAL APPLICATION.

**OTHER INFORMATION**

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 \_\_\_\_\_

**EMERGENCY CONTACT**

*APPLICANT IN CASE OF EMERGENCY, PERSON TO NOTIFY:* \_\_\_\_\_

*RELATIONSHIP:* \_\_\_\_\_ *PHONE #* \_\_\_\_\_

*CO-APPLICANT IN CASE OF EMERGENCY, PERSON TO NOTIFY:* \_\_\_\_\_

*RELATIONSHIP:* \_\_\_\_\_ *PHONE #* \_\_\_\_\_

**THIS SPACE IS INTENTIONALLY LEFT BLANK**

**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 FEE. IF APPLICANT IS DECLINED, THE HOLDING FEE MAY 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 FEE 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 HAS REVIEWED THE PUBLIC RECORD INFORMATION ON THE CLARK COUNTY RECORDER'S WEBSITE SHOWING THE POSSIBILITY OF PAST OR CURRENT LIENS RECORDED AGAINST THE PROPERTY AS OF THE DATE OF THIS APPLICATION. APPLICANT AGREES TO LEASE THE PROPERTY SUBJECT TO THIS INFORMATION, AND HOLD THE LANDLORD AND ITS AGENTS HARMLESS BASED UPON THIS INFORMATION AND FUTURE USE OF THE PROPERTY.
7. 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.
8. 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.
9. APPROVAL FOR RESIDENCY IS MADE WITHOUT REGARD TO RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, AGE, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, SEXUAL ORIENTATION, ANCESTRY, OR HANDICAP..
10. 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** \_\_\_\_\_

**OFFICE USE ONLY:**

REFERRAL COMPANY \_\_\_\_\_ MLS # \_\_\_\_\_ DATE PAID \_\_\_\_\_

AGENT: \_\_\_\_\_ P.I.D# \_\_\_\_\_ LICENSE # \_\_\_\_\_

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