

APPLICATION FOR RENTAL

Address/Property to be Leased: _____

Desired Move-In Date: _____



Property Management
7560 W Sahara Ave Suite 101
Las Vegas, NV 89117

Contact: Mary Tucker or Sharon Rhodes
 702-845-1855 **** 702-525-9207

Office Hours: Monday – Friday, 9:00AM – 5:00PM
 After hours by Appointment

TO THE APPLICANT(S): To ensure a prompt response to your application, please fill out all the required information and write as legible as possible. **Please be advised, if the application is NOT complete, the application will NOT be processed.**

APPLICANT

Print Full Name	Social Security No. - -	Date of Birth / /	Age
Spouse or Roommate	Social Security No. - -	Date of Birth / /	Age
I am being represented by a Real Estate Agent: <input type="checkbox"/> YES <input type="checkbox"/> NO PID# _____ MLS# _____ Name: _____ Company: _____			

RESIDENCE

Present Address (Street, City, State, Apt #, Zip)	Present Phone Number
Email Address	Alternate Phone Number
Landlord or Community Name & Address	Landlord Phone Number
Previous Address (Street, City, State, Apt #, Zip)	Move-In/Move-out dates
Landlord or Community Name & Address	Landlord Phone Number

EMPLOYMENT

Employee Name	Type of Business	How Long?
Address	Supervisor & Phone #	Monthly Income
Spouse or Roommate's Employer	Type of Business	How Long?
Address	Supervisor & Phone #	Monthly Income
Other Income	Source	

FINANCIAL

Bank & Branch Information:
Checking Account #: _____ **Savings Account #** _____

Have you or your Spouse/Roommate ever file for Bankruptcy? YES NO If YES, in what Year? _____
 Country and State where Filed: _____

Have you or your Spouse/Roommate ever had any suits, liens, judgments, or repossessions? YES NO
 Country and State where Filed: _____

PERSONAL

Others who will reside with you:
 (i.e. Children or additional Roommates)

Full Name	Relationship	Date of Birth	Age	Social Security #
		/ /		- -
		/ /		- -
		/ /		- -
		/ /		- -
		/ /		- -
		/ /		- -

Do you own any pets?: YES NO If Yes, please complete additional Pet Approval Application.
NOTE: Dog Owners MUST provide proof of Renter's Insurance at time of lease signing. Applicant(s) understand that there is a pet deposit.

Do you have Renter's Insurance?: YES NO If Yes, Insurance Carrier: _____

In case of Emergency, who should we contact? Name: _____
 Address: _____
 Relationship: _____ Phone #: _____ Alternate Phone #: _____

Driver's License #: _____ Spouse/Roommate's Driver's License #: _____

Automobile: Make: _____ Model: _____ Year: _____ License #: _____

Automobile: Make: _____ Model: _____ Year: _____ License #: _____

ADDITIONAL INFORMATION

Have you or your Spouse/Roommate ever been evicted? YES NO If YES, please explain: _____

Have you or your Spouse/Roommate ever refused to pay rent when due? YES NO If YES, please explain:

How long do you intend to reside at this property? _____

Have you or your Spouse/Roommate ever been convicted of a felony? YES NO If YES, please explain:

INCLUDE WITH YOUR APPLICATION THE FOLLOWING:

- **Identification:** (i.e. **Driver's License or Picture I.D. and Social Security Cards**) for everyone eighteen (18) years of age and older that will be living in the house.
- **Proof of Income:** (i.e. **W-2 Tax Records or Paycheck Stubs** for the last two (2) months) for everyone eighteen (18) years of age and older that will be living in the house.
- **Application Fee:** **\$50 (Non-Refundable)** for a single applicant of **\$60** married couple or room mates
- **Verification of Employment:** Should you be employed with a company that charges a fee for the verification of your employment you will be required to pay these monies in order to process this application in full
- **Hold Deposit:** Owner/Agent agrees to take property off the rental market for a period of fourteen (14) calander days. Should tenant fail to exercise lease agreement subsequent to approval within said time frame entire hold deposit will be forfeited.
 - **Please pay in the form of:**
 - **Cashier's Check**, payable to **THE RUSSELL GROUP.**
 - **Money Order**, payable to **THE RUSSELL GROUP.**

This application is made for the purpose of procuring rental of premises described herein and for clearance of the applicants(s) credit. It is further understood that a credit report and complete verification will be issued by FACTUAL DATA.

Everything that I have stated in this application is correct to the best of my knowledge. I understand that you will retain this application whether approved or denied. You are hereby authorized to check my credit and employment history. I/We agree to release from all liability any landlord or former landlord or credit grantor that may supply information to verify my credit history.

All the above data and information set forth including, but not limited to the statement of my income is warranted to be true and accurate and to fully and correctly state my/our financial condition as of the date on the application. I/We agree to notify you of any changes in the status of any of the aforementioned items during the period of my/our tenancy. I/We further understand all information on this application is true and correct and that any false information or statement is grounds for denial of rental or basis for eviction if I/we am/are the tenant(s).

The undersigned makes application to rent housing accommodations designated as:

Apartment No.: _____ Located at: _____

The agent hereby accepts from applicant the sum of \$_____ as a deposit on the unit of said premises for occupancy by _____ adults and _____ children. The monthly rental of \$_____ per month is due, payable in advance, on the 1st (first) day of each month. Cleaning fee \$_____ (non-refundable) and security deposit \$_____ are due prior to occupancy. In the event the applicant is approved and applicant fails or refuses for any reason to occupy the unit, the landlord shall retain said deposits to cover administrative costs, provided further, that in the event the application is approved, this deposit will be returned to the applicant(s).

An application processing fee of \$_____ will be charged to the applicant(s) and is non-refundable.

Accepted and agreed to:

APPLICANT

Date

APPLICANT

Date

APPLICATION FOR PET APPROVAL

**The Russell Group
Property Management
7560 W Sahara Ave Suite 101
Las Vegas, NV 89117**

This is an application to the OWNER/LANDLORD for _____,
the TENANT, to have a pet or pets at the following address: _____
_____.

1. The pet or pets are identified as follows:

NAME	AGE	BREED	WEIGHT	GENDER	NEUTERED?	LICENSE NO.
				<input type="checkbox"/> M <input type="checkbox"/> F	<input type="checkbox"/> YES <input type="checkbox"/> NO	
				<input type="checkbox"/> M <input type="checkbox"/> F	<input type="checkbox"/> YES <input type="checkbox"/> NO	
				<input type="checkbox"/> M <input type="checkbox"/> F	<input type="checkbox"/> YES <input type="checkbox"/> NO	
				<input type="checkbox"/> M <input type="checkbox"/> F	<input type="checkbox"/> YES <input type="checkbox"/> NO	

2. TENANT certifies to OWNER/LANDLORD that the pet(s) is/are in good health, and as proof thereof, a certificate of good health from a licensed veterinarian is attached. In addition, a photograph of each pet is attached with the name on the back.
3. TENANT will keep pet(s) on a leash when not in a fenced backyard area and will clean up all waste on the property, as well as in any common areas.
4. TENANT will abide by all rules and regulations and CC&R's, with respect to pet ownership.
5. TENANT acknowledges and understands that the representations herein are considered to be material provisions of the Residential Lease Agreement.
6. TENANT requests OWNER/LANDLORD's approval to keep the above named pet(s) in the leasehold premises.

TENANT

Date

TENANT

Date

LANDLORD, through LANDLORD's BROKER, having considered the Application for Pet Approval submitted by TENANT, does hereby Approve Reject TENANT's application.

By: _____
AUTHORIZED AGENT FOR BROKER

Date

THIS FORM HAS BEEN APPROVED BY THE GREATER LAS VEGAS ASSOCIATION OF REALTORS® (GLVAR). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

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**Property Management
7560 W Sahara Ave Suite 101
LAS VEGAS NV 89117**

***** AUTHORIZATION ***
PLEASE READ CAREFULLY**

Your signature on this form indicates that you have read, understand and agree to the terms outlined herein. If you do not understand, please seek legal advice prior to paying the application fee and your security deposits.

The application fee is NON-REFUNDABLE, and is payable by cashiers check or money order at the time you submit your application to lease the property at _____. The Russell Group will run a credit report for each adult (18 years of age and older) planning to reside at the property. We will also contact your employer(s) and your current and previous landlord(s) to verify the information you have provided. **It is important that the information on this application be accurate and complete.** By signing, you represent and warrant its accuracy and authorize The Russell Group to verify your references, rental history and employment.

When your application is approved, a Hold Deposit in the amount of \$ 300.00 is due and payable by cashier's check or money order immediately. All move-in funds must be certified and made payable to: **The Russell Group**. We will take the property off the rental market once the application is approved and/or the Hold deposit is paid. **The property will be held for a maximum of two (2) weeks before the rent starts, from the date of approval.** A hold deposits are fully refundable in the event management/owner should deny your application. However, in the event that tenant does not execute the lease agreement within the specified time frame the entire hold deposit will be forfeited. The Security Deposit(s) is to be paid in full prior to the move-in date. **Certified funds only** will be accepted.

Applicant(s) understands that all rental properties are in "as is" condition upon move-in.

AGENCY DISCLOSURE: The Russell Group is working for the property owner, under a separate leasing/management agreement. As agents for the owner, we have an obligation of trust and loyalty to work towards the OWNER's best interests. As REALTORS, we strive to treat you and all parties to this transaction honestly and fairly.

I HAVE READ AND UNDERSTAND:

APPLICANT

Date

APPLICANT

Date



A Full Service Real Estate Company

RENTAL VERIFICATION

NAME _____

Verification of Address: _____

Verification of Rental Amount: _____

Length of Tenancy: _____

Necessity of Late Notice: Yes _____ No _____ Frequency _____

Proper Notice to Vacate Given: _____

Would you rent to this tenant again? Yes _____ No _____

Why? _____

Reason for Lease Termination _____

Please fax back to Robin Egbert at 702-228-0690.

Thank You!

Creating New Standards of Service and Integrity

7560 W. Sahara Avenue, Ste. 101, Las Vegas, NV 89117

www.teamrussellgroup.com

DUTIES OWED BY A NEVADA REAL ESTATE LICENSEE

This form does not constitute a contract for services nor an agreement to pay compensation.

In Nevada, a real estate licensee is required to provide a form setting forth the duties owed by the licensee to:

- a) Each party for whom the licensee is acting as an agent in the real estate transaction, and
- b) Each unrepresented party to the real estate transaction, if any.

Licensee: The licensee in the real estate transaction is _____
 whose license number is _____. The licensee is acting for [client's name(s)] _____
 _____ who is/are the Seller/Landlord; Buyer/Tenant.

Broker: The broker is _____, whose
 company is _____.

Licensee's Duties Owed to All Parties:

A Nevada real estate licensee shall:

1. Not deal with any party to a real estate transaction in a manner which is deceitful, fraudulent or dishonest.
2. Exercise reasonable skill and care with respect to all parties to the real estate transaction.
3. Disclose to each party to the real estate transaction as soon as practicable:
 - a. Any material and relevant facts, data or information which licensee knows, or with reasonable care and diligence the licensee should know, about the property.
 - b. Each source from which licensee will receive compensation.
4. Abide by all other duties, responsibilities and obligations required of the licensee in law or regulations.

Licensee's Duties Owed to the Client:

A Nevada real estate licensee shall:

1. Exercise reasonable skill and care to carry out the terms of the brokerage agreement and the licensee's duties in the brokerage agreement;
2. Not disclose, except to the licensee's broker, confidential information relating to a client for 1 year after the revocation or termination of the brokerage agreement, unless licensee is required to do so by court order or the client gives written permission;
3. Seek a sale, purchase, option, rental or lease of real property at the price and terms stated in the brokerage agreement or at a price acceptable to the client;
4. Present all offers made to, or by the client as soon as practicable, unless the client chooses to waive the duty of the licensee to present all offers and signs a waiver of the duty on a form prescribed by the Division;
5. Disclose to the client material facts of which the licensee has knowledge concerning the real estate transaction;
6. Advise the client to obtain advice from an expert relating to matters which are beyond the expertise of the licensee; and
7. Account to the client for all money and property the licensee receives in which the client may have an interest.

Duties Owed By a broker who assigns different licensees affiliated with the brokerage to separate parties.

Each licensee shall not disclose, except to the real estate broker, confidential information relating to client.

Licensee Acting for Both Parties: You understand that the licensee _____ may *or* _____ may not, in the future act
(Client Init) (Client Init)

for two or more parties who have interests adverse to each other. In acting for these parties, the licensee has a conflict of interest. Before a licensee may act for two or more parties, the licensee must give you a "Consent to Act" form to sign.

I/We acknowledge receipt of a copy of this list of licensee duties, and have read and understand this disclosure.

Seller/Landlord	Date	Time	Buyer/Tenant	Date	Time
Seller/Landlord	Date	Time	Buyer/Tenant	Date	Time