



NEW WEST
PROPERTY MANAGEMENT

*Your Key to Professional
Property Management*

QUALIFICATIONS TO LEASE PROPERTY MANAGED BY

New West Property Management

5405 W. Flamingo Rd.

Las Vegas, NV 89103

P 702-362-8099 F 702-362-2454 www.propertymgt.com

EVERY ADULT PERSON HAS THE RIGHT TO COMPLETE AN APPLICATION, REGARDLESS OF QUALIFICATION STATUS

APPLICANTS MUST MEET THE FOLLOWING CRITERIA FOR APPROVED APPLICATION

- THREE MONTHS WORK HISTORY AT THE SAME JOB OR TRADE (EACH APPLICANT). SELF EMPLOYED WILL NEED LAST YEARS TAX RETURN AND 2 MONTHS PERSONAL BANK STATEMENT
- THREE TIMES THE NET WAGES OF THE RENT (COMBINED)
- TWO YEARS OF SATISFACTORY RENTAL HISTORY (EACH APPLICANT)
- NO EVICTIONS ON RECORD FOR FIVE YEARS (EACH APPLICANT)
- CREDIT HISTORY IN SATISFACTORY CONDITION
- CRIMINAL HISTORY IN SATISFACTORY CONDITION
- THERE IS AN APPLICATION PROCESSING FEE, PER PERSON, OF \$50. ALL PROCESSING FEES ARE NON-REFUNDABLE.
- EACH APPLICANT MUST HAVE A VALID STATE OR FEDERAL ID, SOCIAL SECURITY NUMBER OR FEDERAL ITIN .
- NO UNIT WILL BE HELD FOR MORE THAN 14 DAYS UNLESS OTHERWISE AGREED
- A FULL DEPOSIT MUST BE RECEIVED TO TAKE A PROPERTY OFF THE MARKET UNLESS OTHERWISE AGREED
- PHOTOS OF PET(S) MUST BE SUBMITTED WITH APPLICATION. MANAGEMENT MAY REQUEST VERIFICATION FROM VETERINARIAN. NOTICE: COMPANY POLICY PROHIBITS PIT BULLS, STAFFORDSHIRE TERRIERS, ROTTWEILER'S AND ANY MIXED BREED OF THE AFOREMENTIONED BREED OF DOGS.

FAILURE TO MEET THE ABOVE PRESCRIBED CRITERIA MAY RESULT IN DENIAL OF APPLICATION

MANAGEMENT RESERVES THE RIGHT TO PROCESS MULTIPLE APPLICATIONS



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RENTAL APPLICATION

The \$50 application fee, per adult applicant (any occupant 18 years of age or more), is NON REFUNDABLE and payable by cash, money order or cashiers check payable to New West Property Management at the time you submit your application to lease the property at:_____.

Incomplete applications will not be processed. Application processing can take 2-3 business days to complete. Management will contact the applicant within that scope of time if additional information is required and/or to approve/deny the application.

All applicants are fully aware that New West Property Management reserves the right to process multiple applications at the same time. ___ ___ Applicant(s) Initial

The Security Deposit is due and payable by cashier's check or money order immediately, upon approval. All move-in funds (Security Deposit, Pet Fee and First Months Rent) must be certified and made payable to New West Property Management. Security Deposit funds should be on a separate payment instrument from the applicable Pet Fee and Rent. Management will take the property off the rental market once the deposit is paid. **The property will be held for a maximum of two (2) weeks before the rent starts, from the date of approval.**

Pets are considered on a case by case basis and final approval, by the owner, is required. An advertisement that states "pet(s) considered" shall not be an automatic approval of your pet(s). Applicant(s) understand that the pet FEE is non refundable and is not a deposit. Pit Bull, American Staffordshire Terrier or any breed synonymous with or mixed with the breed and Rottweiler's are prohibited.

Renters insurance is required and must be provided to management prior to move in with agent/owner listed as additional interest(s). A minimum of \$100,000 liability coverage is mandatory.

AGENCY DISCLOSURE: New West is Agent for the property owner, under a separate management agreement. As Agent for owner, we have a fiduciary duty and obligation of trust and loyalty to work in the Owner's best interests. As REALTORS, we will treat all parties to this transaction honestly and fairly.

_____/_____
Applicant(s) Initials

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

Property to be conveyed in the same condition as when viewed. If you are requesting any work to be completed or any conditions that must have owner approval prior to move in, please list below.

1. _____
2. _____
3. _____
4. _____
5. _____

If this application is 100% contingent upon any of the above requests, please initial here: _____
(If initialed, application will not be processed without owner prior approval of request) Initials Date

Should applicant decide not to rent the property, for any reason, the Security Deposit will NOT be automatically refunded. Management reserves the right to apply the Security Deposit to rent for days the property was held off the market, rental fees, advertising and administrative costs.

INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

- **Identification:** (i.e. **Drivers License and Social Security Cards**) for each applicant
- **Proof of Income:** Paycheck Stubs for the last 2 months for each applicant or last 3 months of bank statements
- **Application Fee:** \$50.00 per adult applicant **Cashier’s Check or Money Order**, payable to NWPM
- **Referring Agent Information:** Realtors business card (from applicant) AND Referral agreement (from Agent)

_____/_____
Applicant(s) Initials

*****AUTHORIZATION & CONSENT FOR RELEASE OF INFORMATION***
PLEASE READ CAREFULLY**

NWPM will run a background check not limited to credit report & criminal records for each adult (18 years of age and older). We will contact your employer(s) and your landlord(s), current and previous, to verify the information you have provided. An internet search may be performed for applicant(s). **It is important that the information on this application be accurate and complete.** By signing, you represent and warrant its accuracy and authorize NWPM to verify your references, rental history and employment.

This application is made for the purpose of procuring rental of the herein described premises, and for the credit check and clearance. It is further understood that a credit report and complete verification will be issued by AmRent PO Box 3027 Pittsburgh, PA 15230. Their phone number is 888-898-6196. In addition, I hereby authorize release of any record of criminal history pertaining to me, per the Nevada Criminal History Act of July 1979.

Everything that I have stated in this application is correct to the best of my knowledge, and I understand that you will retain this application regardless of whether it is approved. I authorize New West Property Management to check my credit and employment history and to answer questions about my credit history with transactions involving New West Property Management. I agree to release from all liability any landlord, former landlord, or credit grantor that may supply information to verify my credit history.

I(we) represent that all of the above data and information set forth herein, including, but not limited to the statement of income is true, accurate, complete, and correctly states my(our) financial condition as of the date of this application. I also agree to notify New West Property Management of any changes in the status of any of the aforementioned items during the period of my tenancy. I further understand that any false information or statement is grounds for denial of rental or basis for eviction if I become your tenant.

Applicant(s) agrees to indemnify, save and hold harmless the Owner and/or New West Property Management from claims for damages and/or injury that may arise during the application process and expressly acknowledges and agrees that all information obtained from any source during the application process may be shared, reviewed or otherwise evaluated by the property owner; this includes but is not limited to rental history, employment information, credit report/history and score and information contained within the application.

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 Security Deposit(s).

I HAVE READ AND UNDERSTAND:

Applicant signature Date

Co-Applicant signature Date

Printed Name

Printed Name

_____/_____
Applicant(s) Initials

Rental Commission Form

Property Address: _____

Commission due to agent: \$ _____

Commission due to New West: \$ _____

Total Commission due: \$ _____

Attach agent's card here

Property Manager Approval: _____

Date: _____

Date Issued: _____

Check Number: _____

_____/_____
Applicant(s) Initials



RENTAL APPLICATION



Application is not complete until page 6 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.)

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

PROPERTY ADDRESS _____

MOVE-IN DATE _____

OTHER AGENT INFORMATION

REFERRAL COMPANY _____ MLS # _____

AGENT: _____ P.I.D# _____

IS THE AGENT REPRESENTING THE APPLICANT? YES _____ -OR- NO _____ IF "NO," A Brokerage Referral Agreement IS ATTACHED to this Rental Application, or _____ the showing Licensee WILL _____ -OR- WILL NOT _____ produce and deliver/email a Brokerage Referral Agreement to the Listing Brokerage's Office (as shown on the MLS listing) within _____ calendar days [FIVE (5) calendar days maximum].

Other: _____

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 \$ _____ HOLDING FEE \$ _____

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 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 _____

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 _____
Breed: _____

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 _____

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 # _____

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 WILL BE REFUNDED WITHIN _____ BUSINESS DAYS. IF, AFTER APPROVAL, APPLICANT DECIDES NOT TO FULFILL THIS AGREEMENT BY COMPLETING LEASE AGREEMENT AND PAYING SECURITY DEPOSIT, HOLDING FEE SHALL BE FORFEITED BY APPLICANT PURSUANT TO THE TERMS OF THE HOLDING FEE AGREEMENT.
4. APPLICANT AGREES TO EXECUTE A LEASE 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 LEASE 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 LEASE 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 LEASE AGREEMENT IN THE FORM SUBMITTED AND DEPOSIT OF RENT AND SECURITY DESCRIBED ABOVE.

SIGNATURE OF APPLICANT *DATE* _____ *TIME* _____

PRINT NAME

SIGNATURE OF CO-APPLICANT *DATE* _____ *TIME* _____

PRINT NAME

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



APPLICATION FOR PET APPROVAL

This is an application to the Landlord _____ for _____ ("Tenant") to have a pet at the following address: _____ ("the Property").

1. The pet or pets are identified as follows:

Name	Age	Breed	Weight	Gender	Neutered?	License No.
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

2. Tenant certifies to Landlord that the pet(s) is in good health. In addition, a photo of each pet is attached with the pet's name.

3. Tenant will keep pets 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. If the Property is subject to a Common Interest Community, 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 provision of the Residential Lease Agreement.

6. Tenant requests Landlord's approval to keep the above-name pet(s) in and/or on the Property.

7. Should the pet(s) identified above create a breach in the terms of the existing lease agreement, the Pet Approval shall be immediately revoked upon written notice to the tenant as required in the lease agreement.

8. Tenant shall obtain an insurance policy that includes pet coverage. The Landlord and Property Manager shall be named additional insureds on the policy. Tenant further agrees to hold both Landlord and Property Manager harmless relative to the activity and behavior of any and all pets kept at the Property.

Date: _____

Tenants: _____
(Signature)

(Signature)

LANDLORD'S RESPONSE

Landlord, through Landlord's Broker, having considered the Application for Pet Approval submitted by Tenant, does hereby _____ approve -OR- _____ reject Tenant's application.

By: _____
Authorized Agent for Broker Date