

New West Property Management
5405 W Flamingo, Las Vegas, NV 89103
Phone 702.362.8099 Fax 702.362.2454
www.propertymgt.com

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: _____.

To ensure a prompt response, please fill out all required information and write legibly. 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.

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. 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. Final approval, by the owner, is required. An advertisement that states "pets 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.

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
- Agent Representation: Realtors business card AND signed Duties Owed form

_____/_____
Applicant(s) Initials

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

NWPM will run a background check which includes 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. **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 4 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 _____

(NON-REFUNDABLE) APPLICATION FEE \$ _____ RENT \$ _____ SECURITY DEPOSIT \$ _____
 PET DEPOSIT \$ _____ (NON-REFUNDABLE) PROCESSING FEE \$ _____
 KEY DEPOSIT \$ _____ CLEANING FEE \$ _____ OTHER \$ _____
 EVIDENCE BY: CASH _____ CHECK _____ CASHIER'S CHECK _____ MONEY ORDER _____

XX

APPLICANT: _____
 HOME PHONE # _____ OTHER PHONE _____
 EMAIL _____ SSN# _____
 DL# _____ STATE _____ BIRTH DATE _____

CURRENT ADDRESS: _____
 CITY, STATE, ZIP _____

LANDLORD NAME / MORTGAGE HOLDER: _____ PAYMENT: _____
 PHONE # _____ HOW LONG? _____ (PLEASE CHECK ONE) OWNED OR RENT
 REASON FOR LEAVING _____

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# _____

Rental Application Rev. 11/09 Page 1 of 4 Applicants Initials: [_____] [_____]

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 _____

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 # _____

XX

**DISCLOSURE
PLEASE READ CAREFULLY BEFORE SIGNING**

1. APPLICANT UNDERSTANDS THAT New West Property Management 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 _____

XX

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.