



RENTAL APPLICATION

APPLICATION PROCESS

Applications are processed upon receipt of the Application Fee and fully completed application including all documentation. Most applications take 1-3 days to fully process depending on verifications. You can print it off our website or your agent can provide you a copy of it. We require the following:

1. GLVAR application fully filled out and legible, initial each page and signed on this one and the last page.
2. GLVAR pet application (if applicable) along with a picture of the pet(s). Only 1 pet allowed in most cases. If you have 2 please seek approval first. Applicant Required to carry renter's insurance and your pet must be disclosed and covered within this. Any Pet damage is your responsibility and can go above and beyond the deposits.
3. Copy of your agents Duties Owed or their Company Referral form.
4. Copy of your current pay stubs or bank statements for the last month showing income of a minimum 3 times the rent.
5. Copy of your Driver's License
6. Application Fee- Waived for active military members.
7. Minimum one year on your job.
8. If Transferring jobs we will need a copy of the Transfer letter or Letter of Employment.
9. Once approved you will have 24 hours to submit your security deposit. All other fees can be paid at time of move in. This does become NON- Refundable and will hold the property up to 10 days Max.
10. Lease minimum is 1 year.

We do NOT accept any past Evictions or Repossessions. If you have a credit score under 650 or do NOT meet the above requirements you may be required to pay a higher deposit.

APPLICATION FEE

The application fees are \$65 NON-Refundable for every adult over 18+ living in the property. Only exception is if there is a full-time college student NOT contributing to any rent, no application fee required. Roommates (not legally married persons) are \$65 each. This must be paid with a cashier check or money order ONLY payable to JMS PROPERTIES, INC in person at our office when dropping off the application. **NO CASH.** Or Venmo @joe-slyman



FAIR HOUSING LAWS

Title VII of the Civil Rights Act of 1968 as amended prohibits discrimination in the sale, rental, and financing of dwelling in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18), and disabled persons. Nevada Fair Housing Laws also prohibit discrimination against sexual orientation.

If you have an emotional/service animal, this must be disclosed when the application is submitted. Registered Service Animals, documentation must be provided at the time. JMS needs to keep the Animal Registration Documents & the Letter of Issue from the Healthcare/Emotional Care provider for this animal.

UTILITIES

The applicant is responsible for all utilities, which may include power, gas, and water. Trash and sewer varies per property, but are the expense of the tenant and will be additional monthly charges depending on which city in Clark County the property is located. Other services may include satellite access or cable and telephone services and are the sole responsibility of the tenant. Most Associations/ HOA's do require approval of an attached satellite dish and vehicle registration.

DISCLOSURE

This property is offered and accepted in its present condition, including, but not limited to the following:

- Overall interior and exterior cleanliness of the property
- All appliances as shown the day of this application
- All paint, flooring, and window coverings
- All landscaping, bushes, trees, and exterior lighting (if applicable)
- Any debris or materials left at property by Owner
- Any concerns or additional items by applicant should be addressed in this application prior to move in or signing of the lease and exchange of any monies. JMS is only a representative for the owner(s).

Initials _____

Any concerns regarding the appearance of the property should be addressed in writing below.

APPLICANT SIGNATURE DATE APPLICANT SIGNATURE DATE

10120 S Eastern Ave Suite #226 Henderson NV 89052 702.521.8595
Broker License # B.0143372.corp
www.jmsproperties.vegas



RENTAL APPLICATION



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.)

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

PROPERTY ADDRESS _____

OTHER AGENT INFORMATION

REFERRAL COMPANY _____ MLS # _____

AGENT: _____ Public ID# _____ License# _____

RENT/DEPOSITS AND OTHER FEES

Rent: From _____, To _____	\$ _____
Security Deposit	\$ _____
Key Deposit	\$ _____
Key Fee (non-refundable)	\$ _____
Admin/Credit App Fee (non-refundable)	\$ _____
Pet Deposit	\$ _____
Pet Fee (non-refundable)	\$ _____
Cleaning Deposit	\$ _____
Cleaning Fee (non-refundable)	\$ _____
Additional Security	\$ _____
Utility Proration	\$ _____
Sewer/Trash Proration	\$ _____
Pre-Paid Rent	\$ _____
Pro-Rated Rent for _____	\$ _____
Other _____	\$ _____
Other _____	\$ _____
Other _____	\$ _____
TOTAL	\$ _____

Please note that any and all rent, deposit or fee amounts are an estimate and the amounts identified in the Lease Agreement shall be controlling.

APPLICANT INFORMATION

PROPOSED MOVE-IN DATE _____

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. # _____

PERSONAL REFERENCES:

1. NAME _____ PHONE # _____

EMAIL _____ RELATIONSHIP _____

2. NAME _____ PHONE # _____

EMAIL _____ RELATIONSHIP _____

CO-APPLICANT INFORMATION

(Please note: There may be additional fees for co-applicants.)

Please identify any and all Co-Applicants along with their telephone number and email address:

<u>APPLICANT NAME</u>	<u>PHONE NUMBER</u>	<u>E-MAIL ADDRESS</u>
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____

For Privacy purposes, all Co-Applicants must submit their own individual Rental Application.

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 WHO WILL RESIDE AT PREMISES:

<u>NAME</u>	<u>RELATIONSHIP</u>	<u>AGE</u>	<u>OCCUPATION</u>	<u>TELEPHONE NUMBER</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

PETS*

* If you have a service animal, emotional support animal, or assistance animal, (as those terms are defined in CFR, NRS, and FHA) STOP! Your animal is not a "Pet." Please fill out "Lease Addendum for Service and/or Emotional Support Animals (Collectively "Assistance Animals")."

PETS? (Y/N) _____ IF YES, PLEASE COMPLETE THE FOLLOWING:

1. The pet or pets are identified as follows:

<u>NAME</u>	<u>AGE</u>	<u>BREED</u>	<u>WEIGHT</u>	<u>GENDER</u>	<u>NEUTERED?</u>	<u>LICENSE NO.</u>

2. Applicant certifies to Landlord that the pet(s) is in good health, and as proof therefore, a certificate of good health from a licensed veterinarian is attached. **In addition, a clear photo of each pet is attached to this application with the pet's name on the back.**

3. Applicant 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, Applicant will abide by all rules and regulations and CC&R's with respect to pet ownership.

5. Applicant acknowledges and understands that the representations herein are considered to be material provision of the Residential Lease Agreement.

6. Applicant 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. Applicant 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.

OTHER INFORMATION

HAS THE APPLICANT EVER FILED BANKRUPTCY? _____ GIVE DETAILS _____

HAS THE APPLICANT EVER BEEN EVICTED? _____ EXPLAIN _____

HAS THE 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? _____ IF YES, PLEASE LIST TYPE (e.g. waterbed, aquarium, etc.) _____

DOES ANYONE IN THE HOUSEHOLD SMOKE? Y/N _____ (This includes, but is not limited to the use of all tobacco, smoking related products, electronic cigarettes, vaping pens or other instruments that cause smoke or vapor to be emitted.)

EMERGENCY CONTACT

APPLICANT IN CASE OF EMERGENCY, PERSON TO NOTIFY: _____

RELATIONSHIP: _____ *PHONE #* _____

EMAIL: _____

DISCLOSURE

PLEASE READ CAREFULLY BEFORE SIGNING

1. APPLICANT UNDERSTANDS THAT Joe Slyman 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 \$ 65 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 1 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.

_____ **DATE** _____ **TIME** _____
SIGNATURE OF APPLICANT

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.