



How to Apply & Rental Application Information:

FAIR HOUSING: Rice Real Estate strictly abides by the Federal Fair Housing Act, Nevada Fair Housing Law and principles of Equal Opportunity. We do not discriminate based on race, color, religion, national origin, ancestry, sex, marital status, source of income, physical or mental disability, familial status, sexual orientation or gender identity/expression.

HOW TO APPLY: Please return your completed rental application Monday through Friday 8:00am – 5:00pm to 8275 S. Eastern Ave #200 Las Vegas, NV 89123 or email to heidi@ricerealestatelv.com. Print clearly and complete the entire application; incomplete applications will not be processed. Allow 1-3 business days for a response. All applicants over the age of 18 must complete the application process. Roommates must submit separate applications. The applicant is fully aware Rice Real Estate reserves the right to process multiple applications at the same time. Rice Real Estate uses a scoring card to process applications. A copy of the scoring card is available at www.VegasRented.com or upon request. \$65 APPLICATION FEE MUST BE PAID PRIOR TO PROCESSING.

APPLICATIONS MUST INCLUDE THE FOLLOWING:

- 1. Initialed & signed "Rental Application Information & How to Apply" document.
2. \$65 non-refundable application fee per adult paid at office (cash or certified funds) or online at www.VegasRented.com
3. Completed GLVAR Rental Application & Pet Application with photo of pet(s) (if applicable)
4. Two (2) most recent pay stubs or bank statement showing (2) most recent payroll direct deposits
5. Most recent checking account bank statement for each applicant. The statement must have applicant's name visible and not be a screen shot of current balance. OK to black out account number if preferred.
6. Copy of current Driver's License or State Identification card.
7. Reliable documentation for other income you wish us to include such as retirement, SSI, child support, etc.
8. SELF-EMPLOYED: Most recent IRS tax return & last 3 months' business bank statements & recent personal bank statement.
9. Once completed application is submitted each applicant will receive an email from SmartMove by TransUnion to process their own credit/background/eviction check.

APPLICATION REQUIREMENTS:

- 1. Applicant(s) documented monthly gross income must be at least 3x's monthly rent. Self-employed & tip-earners included.
2. Applicant(s) is required to physically inspect premises, both interior & exterior, prior to applying.
3. If you currently owe for unpaid utilities, or owe money to a former landlord, or have been evicted from a rental within the last five (5) years your application will be declined.
4. We only accept Nevada residents as co-signers. Co-signers must complete a separate rental application & will be required to execute the rental agreement along with the residents of the property. Any approved co-signer(s) will be fully obligated to all conditions and terms of the rental property lease.

HOLDING DEPOSIT, SECURITY DEPOSITS, LEASE SIGNING & REQUIRED FUNDS (made payable to Rice Real Estate):

- 1. The applicant and co-applicant agree to submit a non-refundable holding deposit equal to one month's rent within 24 hours of approval to un-list the property. Only upon move-in does this non-refundable holding deposit turn into a fully refundable security deposit. Upon receipt of holding deposit should applicant(s) withdraw their application and/or decide NOT to rent said property (for any reason) the entire holding deposit shall be FORFEITED.
2. Applicant and co-applicant agree to sign lease within 72 hours of approval. \$100 admin fee due at lease signing.
3. All fees, deposits & move-in funds must be paid in certified funds (money order or cashier's check).
4. If the home is vacant at the time you apply to rent, you will be required to take possession of the property within fourteen (14) days of lease signing.

RENT PRORATION: All rents are prorated using a 30-day month and become due on the first (1st) day of each month. Leases that commence on or after the 15th day of the month will require the full payment of both the first month's pro-rated rent and the full second month's rent at the time of move-in.

Applicant Initial(s) [] [] [] []





Rice Real Estate
8275 S. Eastern Ave #200, Las Vegas, NV 89123

PROPERTY RE-KEY: All properties are re-keyed. There is a \$100.00 non-refundable rekey fee due at lease signing.

SMOKING POLICY: All our rental properties are non-smoking properties. NO SMOKING of tobacco, herbal or other products is permitted inside any of our rental homes.

PET POLICY: All pets are subject to the property owner's approval and Applicant(s) must supply a photo of the pet(s). The security deposit will be increased by \$300 (refundable) for each approved pet. A powerful breed pets such as a Pit Bull, Pit Bull mix, Rottweiler, Doberman Pinscher, Akita, etc. are not allowed. We require a photo of all pets.

RENTER'S INSURANCE: Applicant is required to purchase Renter's Insurance. Upon lease signing a copy of the policy will need to be provided to the property manager. Rice Real Estate shall be named as additional interest in any such policy.

UTILITIES: Applicant is responsible to connect the following city utilities in applicant's name: Electric, Gas, Water. Landlord will maintain the connection of the following utilities in Landlord's name and bill applicant for use accordingly: \$15 monthly charge for trash bill & \$20 monthly charge for sewer bill (sewer for Las Vegas properties only). Other utility services may include satellite/cable access cable and telephone services what are also the sole responsibility of the tenant. Written approval must be granted to install a satellite dish to the exterior of the home.

NUMBER OF OCCUPANTS: Guidelines for occupants allowed in the rental property is 2 people per bedroom, plus 1 extra person per property. Example: 1-bedroom rental = 3 people, 2-bedroom rental = 5 people, 3-bedroom rental = 7 peoples, etc.

FALSE INFORMATION: If any information provided on your application proves to be false or misleading, your application will be denied. If you have already entered a rental agreement on the property when we discover that you've provided false information, you will be subject to immediate eviction from the premises.

AGENCY DISCLOSURE: Rice Real Estate is an agent for the property owner under separate management agreement. By signing below, you acknowledge your understanding that our company represents the owner(s) of the rental property. As REALTORS, we will treat all parties to this transaction honestly and fairly.

ADDITIONAL INFORMATION:

- 1. Standard lease term is one (1) year.
2. Rent must be paid in a single payment. Occupants will need to consolidate payments & submit ONLY (1) monthly rent pymt.
3. Rent posts on the 25th day of every month & is considered delinquent after the 1st. There is a grace period between the 25th of the month and the 1st. Rent will be considered late if paid on the 2nd of the month or later. There is a min. \$100 late fee.

By signing below, all applicants acknowledge that they have each individually physically inspected premises, both interior & exterior, prior to submitting this rental application.

Property Address

Applicant Signature Date

Requested move-in date

Applicant Signature Date

Name of Referring Agent

Applicant Signature Date

Applicant Initial(s) [Four empty boxes for initials]





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 _____

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 _____

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.



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, and as proof therefore, a certificate of good health from a licensed veterinarian is attached. In addition, a photo of each pet is attached with the name on the back.

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.

Tenants:

Date: _____

(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