



A RENTAL APPLICATION MUST BE PROCESSED ON ALL PROSPECTIVE RESIDENTS 18 YEARS OF AGE OR OLDER AND A NON-REFUNDABLE APPLICATION FEE PAID.

ALL APPLICANTS WILL BE APPROVED ON THE FOLLOWING CRITERIA

1. **INCOME:** Gross income per apartment must be 3 times the amount of the monthly rent. The past one month's paystubs are required to verify monthly income.
2. **EMPLOYMENT:** An applicant must have verifiable current employment and six months employment history. Applicants transitioning employers will need to provide an "offer letter" on company letterhead showing employment status, start date and salary. If applicant is not currently seeking employment an application may be accepted with six (6) months' worth of rent in reserves verifiable thru a financial institution along with the first three (3) consecutive months of rent paid at move in.
3. **CREDIT:** A credit report will be processed on each applicant. All applicants will be evaluated on a percentage system. The applicant must have 60% positive credit on the current status of all accounts. No credit history will be interpreted as good credit, but an additional deposit may be required. If an applicant takes exception with the credit finding, he or she is responsible for contacting the credit bureau. If the discrepancy can be cleared up, applicant will be considered on a basis of new information.
4. **RENTAL HISTORY:** Minimum of one year rental history consisting of no more than two (2) late payments per year.

AN APPLICANT WILL AUTOMATICALLY BE DENIED FOR THE FOLLOWING REASONS:

- A. Anyone who has unresolved debts to a previous landlord/mortgagor and/or noncompliance with the terms of the lease/contract and/or community policies.
- B. Anyone that has been evicted by a previous landlord for cause.
- C. Anyone who has been convicted of crimes against another person(s) or crimes relating to the manufacturing or distribution of an illegal substance.
- D. Falsification of any information on the rental application.
- E. Anyone currently in the process of filing a bankruptcy.
5. **AGE:** Applicants must be at least 18 years of age.
6. **OCCUPANCY:** Maximum number of occupants per apartment: 1 bedroom and one bath: 3 occupants; Two bedrooms and two baths: 5 occupants; Three bedrooms and two baths: 7 occupants. If for any reason, the number of occupants exceeds the maximum number for that floor plan, residents will have until the expiration of the lease term to transfer to the appropriate floor plan to comply with our occupancy limits.
7. **HOLDING DEPOSIT:** A holding deposit is required and must be paid in full prior to moving in. If applicant is not approved, a check for the amount of holding will be mailed within 30 days. The holding deposit is non-refundable upon applicant cancellation after 24 hours.
8. **PET DEPOSIT/PET POLICY:** Pets may be allowed with a deposit, in addition to a monthly pet rent and/or a one-time fee. All residents with pets must have a pet agreement on file. The only exception would be pets, which are designated, as service animals required to accompany a resident with a verified disability for the specific purpose of aiding that person. A letter from the prescribing health professional must accompany the application stating need for the service animal or therapy animal.
9. **RENT:** All move in rents, deposits, and fees must be paid by money order or cashier's check. If the bank returns the holding deposit check, application will automatically be denied.

Turtle Creek Apartments
APPLICATION AND OFFER TO RENT/LEASE REAL PROPERTY

Leasing Agent: _____

Telephone: (702) 456-4555 Fax: (702) 436-0188

RESERVATION INFORMATION:

Address of Apartment: 6655 Boulder Highway	Apt or Unit #	City: Las Vegas, NV	Zip: 89122
Rental Rate: \$_____ per month	Concessions Offered: _____	Intended Move In Date: _____	Length of Lease Term: _____
			Marketing Source: _____

Instructions to Applicant: Except for your signature all information in this Application must be **PRINTED** in a clear and legible manner with ink. One Application must be filled out **COMPLETELY** by each intended adult occupant. Each Applicant must show satisfactory identification to owner/manager at the time this application is submitted for processing.

APPLICANT'S PERSONAL DATA:

_____ Home Phone

_____ Cell Phone

E-MAIL ADDRESS,

FULL NAME: FIRST-MIDDLE-LAST-	SOCIAL SECURITY	DRIVER LICENSE	STATE	BIRTH DATE
SPOUSE:				
ALL OTHER NAMES BY WHICH YOU HAVE BEEN KNOWN:				

OTHER PERSONS TO OCCUPY THE PROPERTY

FULL NAME	RELATIONSHIP	D.O.B.	OCCUPATION

RESIDENCE HISTORY (List ALL residences for at least the past 2 years. START WITH PRESENT RESIDENCE.)

STREET ADDRESS	CITY	STATE	ZIP	DATE IN	\$ RENT/MO	LANDLORD NAME AND PHONE

EMPLOYMENT HISTORY (List ALL employers for the past 2 years. (START WITH PRESENT EMPLOYER.))

COMPANY			POSITION OR OCCUPATION	START DATE	MONTHLY WAGE
NAME	ADDRESS	PHONE			

NEAREST RELATIVE REFERENCES (NOT LIVING WITH YOU)

FULL NAME	RELATIONSHIP	ADDRESS	PHONE

IN CASE OF EMERGENCY NOTIFY

FULL NAME	RELATIONSHIP	ADDRESS	PHONE

Does your emergency contact have permission to enter your apartment? **YES NO** (please circle one)

AUTOMOBILES

MAKE	MODEL	YEAR	LICENSE NUMBER	INSURANCE CO.

	YES	NO
DO YOU HAVE OR INTEND TO HAVE WATER FILLED FURNITURE IN THE RENTAL UNIT?		
HAS ANY CIVIL JUDGEMENT BEEN ENTERED AGAINST YOU FOR THE COLLECTION OF A DEBT IN THE PAST 10 YEARS?		
DO YOU HAVE OR INTEND TO HAVE ANY PETS IN THE RENTAL UNIT? Type and Breed:		
HAVE YOU FILED FOR BANKRUPTCY IN THE PAST 10 YEARS?		
HAVE YOU EVER BEEN EVICTED OR REFUSED TO PAY RENT FOR ANY REASON?		
HAVE YOU EVER BEEN ARRESTED FOR A FELONY OR CONVICTED FOR A MISDEMEANOR?		
IF ANY QUESTION ABOVE HAS BEEN ANSWERED "YES", PLEASE EXPLAIN:		

The undersigned Applicant hereby offers to rent/lease real property described as TURTLE CREEK APARTMENTS. It is understood that this Application is not a Rental Agreement/Lease and that Applicant has no rights to said property until a Rental Agreement/Lease is duly executed after the approval of this Application.

The Holding Fee is fully refundable within thirty (30) days of receipt, if Applicant is rejected, or if written notice revoking this offer is received within 24 hours of receipt of Holding Fee. Holding Fee will be forfeited if applicant revokes this offer after the initial 24 hour period. Applicant represents all information in this Application to be true and accurate. Applicant hereby authorizes owner/manager and his/her/its employees and agents to verify said information and make independent investigations in person, by mail, phone, fax, or otherwise, to determine Applicant's rental, credit, financial and character standing. Applicant hereby releases owner/manager, his/her/its employees and agents and any and all other firms or persons investigating or supplying information, from any liability whatsoever concerning the release and/or use of said information and further, will defend and hold them all harmless from any suit or reprisal whatsoever. All holders, public and private, of any such information are hereby authorized to release, without reservation or limitation, any and all such information they have concerning Applicant and in so doing, will be acting on Applicant's behalf at Applicant's request and will be held blameless and without any liability whatsoever. A copy, fax, or other reproduction of this Authorization shall be as effective as the original.

RESIDENTS OF TURTLE CREEK ARE REQUIRED TO MAINTAIN PERSONAL LIABILITY COVERAGE IN THE AMOUNT OF \$100,000.00 WHILE LIVING AT TURTLE CREEK APARTMENTS. TURTLE CREEK APARTMENTS MUST BE LISTED AS AN INTERESTED PARTY ON THE DECLARATIONS PAGE OF YOUR POLICY. RESIDENTS ARE REQUIRED TO SHOW PROOF OF INSURANCE AT MOVE IN.

NOTE: If this application is accepted, NO PERSONAL CHECKS are accepted at move-in. After move in, rent may be paid by personal check. It is the responsibility of the resident to provide the Utilities prior to move in.

Dated

Applicant's Signature

Applicant's Name PRINTED

Dated

Applicant's Signature

Applicant's Name PRINTED

Dated

Leasing Agent

COPY OF RENTAL CRITERIA GIVEN TO APPLICANT: _____
Initials