



APPLICATION TO RENT PROPERTY

APPLICATION PROCESSING IS USUALLY COMPLETED IN ONE BUSINESS DAY, BUT MAY TAKE LONGER IN SOME CASES. AVOID UNNECESSARY DELAYS BY PROVIDING COMPLETE INFORMATION. BE SURE TO GIVE US GOOD CONTACT INFORMATION IN CASE WE HAVE QUESTIONS.

This is your application to rent the property located at:

_____ Street Number _____ Street Name

_____ City

with an intended start date of: _____

and a requested lease term of: _____

OR

This application is for qualifying purposes only. Property will be selected at a later time.

Instructions for completing this application:

1. You must PRINT clearly.
2. Complete one application for each adult occupant.
3. Submit an application fee for each adult occupant who will be a signer on the lease. The fee is \$50 total for one or two lessees, plus \$35 for the third and each additional lessee.
4. List all co-applicants on this cover page.
5. Always give first *and* last names (for landlords, employers, etc.)
6. You must show satisfactory identification when you submit your application.
7. Always give *complete* addresses, including unit numbers and zip codes.
8. Be sure to sign both the Application and the Authorization Form.
9. List both your work and home telephone numbers.
10. Some sections may be skipped by co-applicants whose information is identical to the primary applicant, provided the applications are submitted together.

Our Application Priority Policy:

1. We will not deposit your application fee until you are the first applicant in line for the property you've chosen (unless the application is for qualifying purposes only). You then remain first in right until we have a final determination on your application. If your application is a back-up application and the applicant ahead of you qualifies and leases the property, we will return your application fee unless you ask us to apply it to another property.
2. Upon approval of your application (unless your application is for qualifying purposes only), we must receive the full amount of your refundable security deposit in certified funds (cashier's check or money order) within 48 hours of notifying you of approval, and we will then hold the property for you a maximum of 30 days from the approval date before the rent must start. If the application is for qualifying purposes only, the approval will remain valid for a period of 90 days.

Application fee submitted with Application \$ _____
(Cash, money order or cashier's check. We cannot process the application until the fee is submitted)

Is a Pet Application being submitted? _____ Yes _____ No

List all co-applicants for this lease here:

Do not write in this space. For company use only.

Approved by: _____ Date _____

Rent Amount: _____

Security Deposit: _____

Owner Notified: _____

Tenant Notified: _____

Security Deposit Balance Due by: _____

This applicant is: the PRIMARY APPLICANT

a CO-APPLICANT

Personal Information

All applicants must complete this section.

Full Name (First, Middle, Last)	Jr. / Sr.	Social Security	Driver's License No.	State	Birth Date
All other names by which you have been known:					

Residence History

Must include at least the most recent five (5) years.

Skipped; this information is identical to this co-applicant (name): _____

Addresses	Dates Moved	Rent Paid	Owner/Manager	Reason for Leaving
(present)	In	\$ per month	Name	
	Out		Phone	
(prior)	In	\$ per month	Name	
	Out		Phone	
(prior)	In	\$ per month	Name	
	Out		Phone	

Employment History

All applicants must complete this section.

Company Name	Address	Position	Dates	Supervisor	Wages
(present)			From		\$ per month
			To		
(second present)			From		\$ per month
			To		
(prior)			From		\$ per month
			To		

Personal References

Skipped; this information is identical to this co-applicant (name): _____

Name	Address	Telephone	Relationship
(nearest relative)			
(not related)			

Banking Information

Skipped; this information is identical to this co-applicant (name): _____

Bank / S & L	Branch Address	Phone Number	Account Numbers	Date Opened	Balance
			Checking		
			Savings		

Automobiles

Skipped; this information is identical to this co-applicant (name): _____

Make	Model	Year	Color	License No.	Legal Owner	Insurance Co.
1)						
2)						

Other Persons to Occupy the Property

(ALL PERSONS 18 YEARS OF AGE AND OLDER MUST SUBMIT A SEPARATE APPLICATION)

Skipped; this information is identical to this co-applicant (name): _____

Full Name	Relationship to Applicant	Age	Occupation

Miscellaneous Information

	Yes	No
Have you filed for bankruptcy during the past ten (10) years?		
Has a civil judgment been entered against you for the collection of a debt in the past ten (10) years?		
Have you ever been evicted or have you ever refused to pay rent for any reason?		
Have you ever lived in a property managed by ERA Sunbelt Realty Property Management before, or do you know someone who lives in one of our homes?		
How many pets do you have? (Pet owners must fill out a Pet Application and provide photograph(s). Not all properties accept pets).		
How did you hear of this vacancy?		

Please explain any "Yes" answers you gave in the preceding section: _____

You the Applicant and Sunbelt Realty agree as follows:

- You hereby offer to rent/lease the real property described on Page 1 of this Application, or you have submitted an application for qualifying purposes only.
- You understand that this Application is not a Rental Agreement or Lease.
- You understand that you have no rights to the property until you and we have executed a written Rental Agreement or Lease after we approve this Application.
- You are aware of and agree to all of the terms, covenants and conditions in the proposed Residential Lease Agreement. You may request a specimen copy of the proposed lease agreement by contacting ERA Sunbelt Realty Property Management Division, or by download from the Sunbelt Property Management website at <http://www.SunbeltLasVegas.com>.

Further, you represent to us that all of the information on this Application is true and accurate and you understand that we will rely upon the information when reviewing this application whether or not an independent investigation is performed. You authorize us, our employees and our agents to verify the information and make independent investigations in person, by mail, by phone, by fax, or any other means, to determine your rental, credit, financial, employment and character standing. You hereby release us, our employees and our agents, and any and all other firms or persons investigating or supplying information, from any liability whatsoever concerning the release and/or use of the information and further, and you will hold them all harmless from any suit or reprisal whatsoever. You authorize all holders, public and private, of any information relevant to this Application, to release any and all such information they have concerning you and in so doing, they will be acting on your behalf and will be held blameless and without any liability whatsoever. A copy or other reproduction of this Authorization shall be as effective as the original.

Approval for residency is made without regard to race, color, religion, sex, national origin, age, or disability.

_____ Dated

Please provide
at least two
contact numbers:

_____ Mobile Phone

_____ Applicant's Printed Name

_____ Residence Phone

_____ Applicant's Signature

_____ Business Phone

_____ Email address

NOTICE: The residential property lease for which you are applying may be reported to and monitored by various Consumer Credit Reporting Agencies. Your failure to satisfactorily perform your rental obligations may result in a derogatory entry in your rental and/or credit consumer file and could hamper your ability to obtain housing and/or credit in the future. In addition, the owner or property manager may report any and all information to other property owners/managers, credit grantors and/or public agencies when required or permitted by law to do so.

This home is offered "as is."

Any concerns regarding the condition of the property should be addressed below:

<i>Do not write in this space. Company use only.</i>	
Application Declined	
By: _____	Date: _____
Reason Declined: _____	
Applicant Notified: _____	
Letter Sent: _____	

**AUTHORIZATION TO RELEASE INFORMATION
RELATED TO A RESIDENTIAL LEASE APPLICATION**

I, _____(applicant),
have submitted an application to lease a residential property managed by ERA Sunbelt
Realty Property Management. The Landlord, Broker or Management's representative who
will verify information in the application is:

ERA Sunbelt Realty / Property Management Division
3101 Spring Mountain Rd., Ste 1
Las Vegas, NV 89102
(702) 364-1699 (voice) (702) 364-9603 (fax)

I give my permission, voluntarily and without limitation:

1. to my current and former employers to release any information about my employment history and income history to the above-named person; and
2. to my current and former landlords to release any information about my rental history to the above-named person; and
3. to my current and former mortgage lenders on property that I own or have owned to release any information about my mortgage payment history to the above-named person; and
4. to my bank, savings and loan, or credit union to provide verification of funds I have on deposit to the above-named person; and
5. to the above-named person to obtain a copy of my consumer report (credit report) from any consumer reporting agency and to obtain criminal background information about me.

Applicant's Signature

Date