



Rental Application Instructions

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

- Overall interior cleanliness, All properties are or have been professionally cleaned.
- All present appliances appearance and performance
- Condition of paint, flooring, interior/exterior window coverings and screens
- Landscaping (trees, lawn, shrubs and exterior lighting)

Any concerns regarding the appearance of the property should be addressed PRIOR to filling out an application to rent.

Every occupant over the age of 18 is required to be screened and submit an application, regardless if they are financially contributing to the rent or not. Only completed applications will be processed. Items in a completed application packet include the following:

1. Properly Filled Out Online Rental Application - ONE FOR EACH OCCUPANT OVER 18.
2. (2) Most recent pay stubs for each applicant or (2) Months Bank Statements, If Self Employed.

YOU WILL HAVE THE ABILITY TO UPLOAD DOCUMENTS WITHIN THE APPLICATION.

PLEASE DO NOT SUBMIT COPIES OF ANY PHOTO ID WITH APPLICATION !

Photo ID will be required at lease signing.

There is a \$30.00 Application Fee Payable Upfront. Approved applicant(s) will be charged a \$250.00 per property, Administration Fee @ move-in.

****Properties will be held a maximum of 14 days from the time of approval. Check with property manager if you need a hold longer than 14 days.**

APPLICATION PROCESSING

Rental applicants are advised that Weichert Realtors - Aspire reserves the right to process multiple applications for our properties. We are obligated to secure the best tenant possible for the owners we represent.

Once your application is approved and a holding deposit is received, the property will be removed from the market and no other applications will be processed.

Applications submitted are screened for credit, eviction, previous/current addresses, employment and criminal screening reports. The property manager will contact applicants if additional information or explanation is required. Applications are typically processed within 2-3 BUSINESS days.



****If you know of credit issues, each applicant is encouraged to write a brief explanation as to the nature of the credit fault (short sale, unemployment, foreclosure, medical, etc.). A scoring system is used in the screening process. You may pre-qualify yourself utilizing this system:**

Length in Field of Employment	0 0-12 Months	1 13-24 Months	2 25-36 Months	3 37+ Months
Rent to Income Ratio (If Joint – Based on Combined)	0 Over 40%	1 33% - 39%	2 28%-32%	3 Less than 28%
Credit (FICO) Score	0 Below 600	1 601-649	2 650-699	3 700+
Payment History	0 Utilities or Rent delinquency	1 Existing Revolving Debt Delinquency	2 Discharged BK w/Post BK Credit Established	3 All Current except Foreclosure, Short Sale / Medical
NSF Checks / Criminal History	0 2+ NSF / Conviction	1 2 NSF / No Conviction	2 1 NSF / No Conviction	3 NONE
Length of Residency (Average over last 5 years)	0 <12 Months	1 13-18 Months	2 19 Months – 2 Years	3 2 Years +
Late Rent Count	0 3+	1 2	2 1	3 0

APPLICANT SCORE _____

14+ No Pets- Approved, Regular Security Deposit

14+ Pets Conditional Approval, subject to owner ok (\$250 refundable increase in deposit for pet)

11-13 Approved, Increased Security Deposit (2-3 x rent) plus \$250 refundable increase in security deposit for pet

10 & Under - Application denied, may consider a co-signer

If applicant does not meet the standard requirements, an additional security deposit may be requested up to 3x the monthly rental rate. In some cases, depending on the strength of the application, tenant may not be approved regardless of additional deposit. Property owner has the final say on all applications.

APPROVED

Within 24 hours of approval – Applicants agree to submit a holding fee equal to the security deposit amount to take the property off the market and to execute a lease agreement. Said fee is to be in certified funds payable to Weichert Realtors - Aspire. All remaining move in funds will be due on or before your move-in date. This holding fee is non-refundable. Should applicant decide to not rent the property the holding fee is retained by Weichert Realtors - Aspire. Holding fee will be applied towards security deposit at move-in.

DENIED

If your application is denied, you will receive a letter via email and/or US Mail regarding our decision.

SECURITY DEPOSITS

Any balances for Security deposits, Keys/Remote Deposits, Pet Deposits are all required on or before your move-in



date. These deposits vary from property per agreement with each owner. Deposits are fully refundable provided the applicant has met all terms of the lease and the property is in as good of condition or better upon vacancy. Cleaning Deposits are NON REFUNDABLE.

RENTERS INSURANCE

This is REQUIRED on all properties. Some owners have specific minimum limits that must be carried.

DUE DATES & LATE FEES

Rent is due on the 1st of the month and is considered LATE on the 2nd of the month. The State of Nevada does not have a grace period nor are we required to provide one.

PET POLICY

A minimum refundable pet deposit of \$250.00 will be charged for each approved pet, in addition to a \$25.00 per pet, per month pet rent. Upon approval you will be required to verify the information about your pet and register them @ <https://www.petscreening.com/referral/KDT415gR68Ka> .

The application fee is \$20 for your first pet, \$15 for all additional pets, and \$0 for assistance animal applications.

This screening service allows us to review all information regarding your pet and determine an appropriate pet security deposit. If any information is deemed to be found false or inconsistent with the information on your initial application, you could be denied and your holding deposit non-refundable.

Please note that the following breeds will NOT be considered: Pit Bulls, Akita, Doberman & Chow. Photos will be required when you submit your pet registration.

All applicants are screened in accordance with Federal Fair Housing Guidelines prohibiting discrimination based race, color, religion, national origin, family status, disability or handicap, sex, sexual orientation and ancestry (NV law).

