

NICKLIN PROPERTY MANAGEMENT & INVESTMENTS, INC.

375 N. Stephanie St. Suite 911-A Henderson, Nevada 89014 Office: (702) 451-8700 Fax: (702) 451-8117 Toll Free: 1-877-937-3688

RENTAL APPLICATION

REQUIREMENTS:

1. Applicant(s) monthly gross income must be at least 3X's the monthly rent and verified by supplying the two (2) most recent pay stubs or tax returns. This includes self-employed and tip-earning persons. *Roommates must meet minimum income requirement **individually***
2. Applicant(s) is required to physically inspect premises, both interior and exterior prior to submitting an application. All requests for improvement should be included on the third page of this application.
3. Applicant(s) must qualify and be approved by the property owner after a credit background check, verification of employment & income, and verification of past rental history. *The owner reserves the right to give final approval on all processed applications and pets.*

INSTRUCTIONS:

1. Please print clearly and complete the entire application; unclear or incomplete applications may delay the process
2. Return the completed application to our office Monday thru Friday between 9:00am – 4:30pm with the following:
 - ☐ Certified funds only; money order, certified check, cash, etc. (*personal checks will not be accepted*)
 - ☐ \$60.00 Non-Refundable Application Fee, per person or married couple
 - ☐ Last two (2) pay stubs or if self employed, the front page of most recent IRS tax return
 - ☐ State issued ID or military picture ID for each person age 18 or older
 - ☐ Pictures of your pet(s), if applicable

Per NRS 645.254 we must continue to accept applications until the property owner has approved an Applicant(s) and they have signed the lease and paid the security deposit. All applications will be presented to property owner at the same time and the owner will make the final selection.

FEEES, DEPOSITS & REQUIRED FUNDS:

1. All fees must be paid separately in certified funds
2. Application Fee: \$60.00 per person or married couple, paid with application – **NON REFUNDABLE**
3. Administration Fee: \$175.00, paid at lease signing – **REFUNDABLE**
4. Security Deposit: Standard SECURITY DEPOSIT is equal to one (1) months rent and will be increased by half months rent for each of the following, not to exceed three (3) times the monthly rent:
 - ☐ Bankruptcy (must be discharged)
 - ☐ Poor credit or rental history
 - ☐ Las Vegas resident for less than one (1) year, unless moving due to a job transfer with the same Company
 - ☐ Pets, *subject to property owner approval and picture(s) are required*
5. Upon approval, Applicant(s) must sign the lease and submit the security deposit and administrative fee within two (2) business days. Any prepaid and prorated rents must be submitted prior to moving in.

Applicant Initials _____

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POLICY REGARDING APPLICATION FEES AND HOLDING DEPOSIT:

Application Fees are **NON-REFUNDABLE**.

PET POLICY:

All pets are subject to the property owner's approval and Applicant(s) must supply a picture of the pet. The Security Deposit will be increased by one-half (1/2) months rent for each small to medium sized pet, unless you have a Doberman Pinscher, Rottweiler, German Shepherd, Akita, Chow Chow, or large sized pet(s), then the deposit may be increased to as much as two (2) months rent. Our property owners and insurance policy will not accept a Pit Bull (Staffordshire Bull Terrier) regardless of temperament or training.

IMPORTANT INFORMATION:

- ☛ Properties can be held for up to two (2) weeks from date of approval, with a paid security deposit
- ☛ All funds due must be paid by certified funds only, payable to Nicklin Property Management
- ☛ Standard lease term is one (1) year
- ☛ Rents are due on the 1st of each month – NO GRACE PERIODS
- ☛ Tenants are required to maintain necessary insurance commonly referred to as renters insurance to cover their personal property and other liabilities, including pets if applicable. Proof of insurance must be provided at lease signing.

AGENCY DISCLOSURE: Nicklin Property Management, & Investments Inc. is an Agent for the property owner, under a separate management agreement. As an Agent for the owner, we have an obligation of trust and loyalty to work toward the OWNER'S best interests. As REALTORS, we will treat all parties to this transaction honestly and fairly.

Property Address

Applicant(s) Name(s)

Name and Phone # for Referring Agent

Requested Move-In Date

HOW DID YOU FIRST HEAR ABOUT US: (circle one)

Real Estate Agent Newspaper Walk-in Website: _____ Other: _____

Applicant Initials _____

REQUESTS FOR IMPROVEMENTS OR SPECIAL TERMS

Property Address: _____

Before applying for this property, I(we) have thoroughly inspected the property and would like the following *REQUESTS* presented to the homeowner for approval as a condition of leasing the property. I(we) understand that the property will be leased in as-is condition and have listed all requests for improvement below.

| |
|----|
| 1. |
| 2. |
| 3. |
| 4. |
| 5. |
| 6. |
| 7. |
| 8. |

I(we) understand that if the above written requests are not approved in writing by the owner, and acknowledged below, that no work will be done.

Applicant Signature

Co-Applicant Signature

Date

~~~~~  
*For Office Use Only*

The following are items from the above list that have been approved/declined by the property owner.

| No. | Approve | Decline | No. | Approve | Decline |
|-----|---------|---------|-----|---------|---------|
| 1.  |         |         | 5.  |         |         |
| 2.  |         |         | 6.  |         |         |
| 3.  |         |         | 7.  |         |         |
| 4.  |         |         | 8.  |         |         |

The approved items listed above will be completed in a timely manner and the condition of the property will be documented on the move-in evaluation. The property will be accepted in its current, as-is condition with the exception of any approved improvements listed above.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Co-Applicant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized Agent

Applicant Initials \_\_\_\_\_

**APPLICANT**

|                     |                             |                                                                                                                       |                                                                          |
|---------------------|-----------------------------|-----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| Last Name:          | First Name:                 | Marital Status: <input type="checkbox"/> Single<br><input type="checkbox"/> Married <input type="checkbox"/> Divorced | Gender: <input type="checkbox"/> Female<br><input type="checkbox"/> Male |
| Social Security No. | Drivers License No. & State | Date of Birth                                                                                                         |                                                                          |
| Email Address:      | Home Phone No:              | Work/Cell Phone No:                                                                                                   |                                                                          |

**RESIDENT HISTORY:**

|                                       |                                        |           |               |
|---------------------------------------|----------------------------------------|-----------|---------------|
| CURRENT Street Address:               | City:                                  | State:    | Zip Code:     |
| Name of Landlord or Mortgage Company: | Landlord or Mortgage Company Phone No: | From: To: | Monthly Rent: |
| Other Names on Lease:                 | Reason for Leaving:                    |           |               |

|                                       |                                        |           |               |
|---------------------------------------|----------------------------------------|-----------|---------------|
| PREVIOUS Street Address:              | City:                                  | State:    | Zip Code:     |
| Name of Landlord or Mortgage Company: | Landlord or Mortgage Company Phone No: | From: To: | Monthly Rent: |
| Other Names on Lease:                 | Reason for Leaving:                    |           |               |

|                                       |                                        |           |               |
|---------------------------------------|----------------------------------------|-----------|---------------|
| PREVIOUS Street Address:              | City:                                  | State:    | Zip Code:     |
| Name of Landlord or Mortgage Company: | Landlord or Mortgage Company Phone No: | From: To: | Monthly Rent: |
| Other Names on Lease:                 | Reason for Leaving:                    |           |               |

**EMPLOYMENT HISTORY:**

|                   |             |                       |           |
|-------------------|-------------|-----------------------|-----------|
| CURRENT Employer: | Supervisor: | Phone No:             |           |
| Address:          | City:       | State:                | Zip Code: |
| Position:         | From: To:   | Gross Monthly Income: |           |

|                    |             |                       |           |
|--------------------|-------------|-----------------------|-----------|
| PREVIOUS Employer: | Supervisor: | Phone No:             |           |
| Address:           | City:       | State:                | Zip Code: |
| Position:          | From: To:   | Gross Monthly Income: |           |

|                    |             |                       |           |
|--------------------|-------------|-----------------------|-----------|
| PREVIOUS Employer: | Supervisor: | Phone No:             |           |
| Address:           | City:       | State:                | Zip Code: |
| Position:          | From: To:   | Gross Monthly Income: |           |

**CO-APPLICANT**Relationship to Applicant:  spouse  other

|                     |                             |                                                                                                                       |                                                                         |
|---------------------|-----------------------------|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| Last Name:          | First Name:                 | Marital Status: <input type="checkbox"/> Single<br><input type="checkbox"/> Married <input type="checkbox"/> Divorced | Gender <input type="checkbox"/> Female<br><input type="checkbox"/> Male |
| Social Security No. | Drivers License No. & State | Date of Birth                                                                                                         |                                                                         |
| Email Address:      | Home Phone No:              | Work/Cell Phone No:                                                                                                   |                                                                         |

**RESIDENT HISTORY:**

|                                       |                                        |           |               |
|---------------------------------------|----------------------------------------|-----------|---------------|
| CURRENT Street Address:               | City:                                  | State:    | Zip Code:     |
| Name of Landlord or Mortgage Company: | Landlord or Mortgage Company Phone No: | From: To: | Monthly Rent: |
| Other Names on Lease:                 | Reason for Leaving:                    |           |               |
| PREVIOUS Street Address:              | City:                                  | State:    | Zip Code:     |
| Name of Landlord or Mortgage Company: | Landlord or Mortgage Company Phone No: | From: To: | Monthly Rent: |
| Other Names on Lease:                 | Reason for Leaving:                    |           |               |
| PREVIOUS Street Address:              | City:                                  | State:    | Zip Code:     |
| Name of Landlord or Mortgage Company: | Landlord or Mortgage Company Phone No: | From: To: | Monthly Rent: |
| Other Names on Lease:                 | Reason for Leaving:                    |           |               |

**EMPLOYMENT HISTORY:**

|                    |             |                       |           |
|--------------------|-------------|-----------------------|-----------|
| CURRENT Employer:  | Supervisor: | Phone No:             |           |
| Address:           | City:       | State:                | Zip Code: |
| Position:          | From: To:   | Gross Monthly Income: |           |
| PREVIOUS Employer: | Supervisor: | Phone No:             |           |
| Address:           | City:       | State:                | Zip Code: |
| Position:          | From: To:   | Gross Monthly Income: |           |
| PREVIOUS Employer: | Supervisor: | Phone No:             |           |
| Address:           | City:       | State:                | Zip Code: |
| Position:          | From: To:   | Gross Monthly Income: |           |

Applicant Initials \_\_\_\_\_

**PETS:**

|                          |         |      |                   |
|--------------------------|---------|------|-------------------|
| Dog / Cat / Other Breed: | Weight: | Age: | Spayed / Neutered |
| Dog / Cat / Other Breed: | Weight: | Age: | Spayed / Neutered |

**REFERENCES:**

| Name | Address | Phone# |
|------|---------|--------|
|      |         |        |
|      |         |        |
|      |         |        |

**CREDIT HISTORY:**

|                                                                                                                              |                                                                                                                                                                           |                  |
|------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Have you ever been evicted? <input type="checkbox"/> Yes <input type="checkbox"/> No                                         | Have you ever filed bankruptcy?<br><input type="checkbox"/> Yes <input type="checkbox"/> No                                                                               | Year Discharged: |
| Have you or are you currently subject to foreclosure or short sale? <input type="checkbox"/> Yes <input type="checkbox"/> No | Do you currently have any judgments against your credit or have an outstanding balance with a previous landlord? <input type="checkbox"/> Yes <input type="checkbox"/> No |                  |
| If you answered yes to any of the above, please explain:                                                                     |                                                                                                                                                                           |                  |
|                                                                                                                              |                                                                                                                                                                           |                  |
|                                                                                                                              |                                                                                                                                                                           |                  |

**OTHER PERSONS LIVING IN PROPERTY:**

| Full Name | Date of Birth | Relationship | Occupation |
|-----------|---------------|--------------|------------|
|           |               |              |            |
|           |               |              |            |
|           |               |              |            |
|           |               |              |            |

**AUTOMOBILES, BOATS, TRAILERS, RV, etc:**

| Make | Model | Year | Color | License Plate Number | Registered Owner |
|------|-------|------|-------|----------------------|------------------|
|      |       |      |       |                      |                  |
|      |       |      |       |                      |                  |
|      |       |      |       |                      |                  |

**ADDITIONAL INFORMATION:**

Please note any relevant information such as expecting a child, items that could come up during a general background check, or other pertinent information

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## Credit and Verification Authorization

### Read Carefully Before Signing

This application is made for the purpose of procuring rental of the herein described premises, and for the credit check and clearance. It is further understood that a credit report and complete verification will be issued by **AM Rent, Inc.** P.O. Box 3027, Pittsburgh, PA 15230-3027. Their phone number is 1-888-898-6196. In addition, I hereby authorize release of any record of criminal history pertaining to me, per the Nevada Criminal History Act of July 1979.

Everything that I have stated in this application is correct to the best of my knowledge, and I understand that you will retain this application regardless of whether it is approved. I authorize Nicklin Property Management and Investments, Inc. to check my credit and employment history and to answer questions about my credit history with transactions involving Nicklin Property Management and Investments, Inc. I agree to release from all liability any landlord, former landlord, or credit grantor that may supply information to verify my credit history.

I(we) represent that all of the above data and information set forth herein, including, but not limited to the statement of income is true, accurate, complete, and correctly states my(our) financial condition as of the date of this application. I also agree to notify Nicklin Property Management and Investments Inc. of any changes in the status of any of the aforementioned items during the period of my tenancy. I further understand that any false information or statement is grounds for denial of rental or basis for eviction if I become your tenant.

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**The undersigned Applicant(s) hereby offer to lease the property referenced on page 2 of this application.**

Applicant(s) agrees to indemnify, save and hold harmless the Owner and/or Nicklin Property Management from claims for damages and/or injury that may arise during the application process and expressly acknowledges and agrees that all information obtained from any source during the application process may be shared, reviewed or otherwise evaluated by the property owner; this includes but is not limited to rental history, employment information, credit report/history and score and information contained within the application.

Date: \_\_\_\_\_

\_\_\_\_\_  
Print Applicant Name

\_\_\_\_\_  
Print Co-Applicant Name

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Co-Applicant Signature

SS#: \_\_\_\_\_

SS#: \_\_\_\_\_

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*For office use only*

Date Received: \_\_\_\_\_

Application Fee: \$ \_\_\_\_\_

Received By: \_\_\_\_\_

Receipt#: \_\_\_\_\_