

Eastgate Apartments

3055 South Nellis Boulevard
 Las Vegas, NV 89121
 Phone: 702-431-1035 Fax: 702-431-4300
 www.eastgatevegas.com

APPLICATION & OFFER TO RENT/LEASE REAL PROPERTY

This section to be filled out by leasing agent only:

Leasing Agent: _____ Today's Date: _____

Apartment #	Move-in Date	Security Deposit	Rental Rate	Move-in Special
		\$	\$	

Type of Pet	Pet Name	Pet Weight	Pet Deposit	Pet Rent	Utilities Paid by Resident
			\$	\$	Electric, Gas, Cable, Phone, Garbage, Sewer, Water,

Instructions to Applicant:

Please use black or blue ink. Each applicant must show satisfactory identification and one month's worth of pay-stubs at the time this application is submitted for processing.

APPLICANT'S PERSONAL DATA: Home Phone: _____ Work Phone: _____

Full Name	Social Security Number	Drivers License Number	State	Birth Date
All other names by which you have been known:				

SPOUSE'S PERSONAL DATA: Home Phone: _____ Work Phone: _____

Full Name	Social Security Number	Drivers License Number	State	Birth Date
All other names by which you have been known:				

MINORS TO OCCUPY THE PREMISES: Home Phone: _____ Work Phone: _____

Full Name	Relationship	Age	Occupation

APPLICANTS EMPLOYMENT OR INCOME HISTORY: (List ALL employers for the past 2 years. Start with present.)

Company Name or Source of Income	Address Please include city & zip	Phone Number	Position	Dates	Gross Monthly Income

RESIDENCE HISTORY: (List ALL residences for the past 2 years. Start with present.)

Street Address and Apartment #	City	State	Zip	Dates	Rent	Landlord Name & Phone #
					\$	
					\$	
					\$	
					\$	

BANKING INFORMATION:

Bank Name	Branch	Phone Number	Account Number	Date Opened	Present Balance

PERSONAL REFERENCES: (Cannot be related or living in the same household)

Full Name	Relationship	Address	Phone Number

NEAREST RELATIVE: (Not living with you)

Full Name	Relationship	Address	Phone Number

IN CASE OF EMERGENCY NOTIFY:

Full Name	Relationship	Address	Phone Number

VEHICLES:

Make	Model	Year	License Number	Insurance Company

PLEASE ANSWER THE FOLLOWING QUESTIONS:

Y N

Has any civil judgment been entered against you for the collection of a debt in the past 10 years?		
Do you have or intend to have water filled furniture in the apartment home?		
Do you have or intend to have any pets in the apartment home?		
Have you filed for bankruptcy in the past 10 years?		
Have you been evicted or refused to pay rent for any reason?		
Have you ever possessed, sold, or used illicit drugs or narcotics in or about your residence?		
Have you ever been convicted of or pled guilty or "no contest" to a felony, misdemeanor or sexual offense?		
If you answered "yes" to any of the above questions, please explain:		

HOW DID YOU HEAR OF OUR COMMUNITY? _____
 HOW LONG DO YOU EXPECT TO STAY? _____

KEEPING OF PET REQUIRES CONSENT OF MANAGEMENT, PAYMENT OF APPLICABLE FEES/DEPOSITS, AND EXECUTION OF PET ADDENDUM. HANDICAP ASSISTANCE ANIMALS USED FOR DISABILITIES ARE NOT CONSIDERED PETS.

The Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, prohibits discrimination in the rental of housing based on race, color, religion, sex, handicap, familial status or national origin. The Federal Agency, which administers compliance with this law, is the U.S. Department of Housing and Urban Development.

This is to inform you that as part of our procedure for processing your application, an Investigative Consumer Report may be prepared whereby information obtained through personal interviews with your landlord, employer, or others with whom you are acquainted. This inquiry includes information as to your character, general reputation, personal characteristics, mode of living, and credit report. You have the right to make a written request within a reasonable period of time to receive additional detailed information about the nature and scope of this investigation (Fair Credit Reporting Act). I/We hereby agree, in the event of the approval of this application, to execute a lease in accordance with the terms set forth in this rental application and my/our rental liability shall commence on _____, 200__ pursuant to the terms of the lease. That if I/We fail to sign the lease and/or pay agreed rental, Security deposit, utility fees, or other required charges as shown in this rental application the \$_____ holding fees accompanying this application shall be retained by landlord as liquidated damages and I/We agree to this amount being retained by landlord as a reasonable estimate of actual damages to landlord if I/We fail to perform as stated above after approval. I/We understand that the holding fees accompanying this application are non-refundable after three (3) days. Owner and/or agent for the owner reserves the right to reject this application and to refuse possession of the above mentioned accommodation. I/We have read the foregoing; certify that the information herein is TRUE and CORRECT, that this application is submitted for the purpose of inducing approval of this application in my/our behalf. Any "yes" or "no" question unanswered shall be considered a "yes".

BY SIGNING THIS APPLICATION, YOU DECLARE THAT ALL OF YOUR RESPONSES ARE TRUE AND COMPLETE AND AUTHORIZE AGENT OF LESSOR TO VERIFY THIS INFORMATION, REFERENCES, AND CREDIT RECORDS AND PERFORM A CRIMINAL BACKGROUND CHECK. ANY FALSE STATEMENT ON THIS APPLICATION CAN LEAD TO REJECTION OF YOUR APPLICATION OR IMMEDIATE TERMINATION OF YOUR LEASE.

 Date Applicant's Signature Applicant's Name PRINTED

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A RENTAL APPLICATION MUST BE PROCESSED ON ALL PROSPECTIVE RESIDENTS 18 YEARS OF AGE OR OLDER. ALL APPLICANTS WILL BE APPROVED ON THE FOLLOWING CRITERIA:

1. INCOME

Roommates must have gross income equal to 2 times the amount of the rent each. As a couple or a single occupant, the gross income must be equal to 2.5 times the amount of rent. If not verifiable by employer, we require a copy of the previous year's tax return or the past one months of paycheck stubs or bank statements.

2. EMPLOYMENT

Verifiable current employment and one (1) year of employment history or a verifiable source of income. School will be accepted as an alternative to employment history provided it can be verified. Self employment or retired must provide the recent year's tax statement or bank statement providing proof of ability to pay rent.

3. CREDIT

Credit is determined by a scoring system.

4. RENTAL HISTORY

- a. One (1) year verifiable positive history on current/previous address within last two (2) years.
- b. Military or dormitory housing are acceptable alternatives to rental history.
- c. Renting from a friend or relative is not considered rental history unless there is a notarized rental agreement and proof of payment by means of cancelled checks or copies of other payments for the term of the agreement.

5. AN APPLICANT WILL AUTOMATICALLY BE DENIED FOR THE FOLLOWING REASONS

- a. Anyone having been evicted by a landlord or has a collection or debt to previous landlord or mortgager.
- b. Anyone having been convicted of but not limited to a felony for any violent offense, sex or drug offenses.
- c. Falsification of any information on the rental application.
- d. Anyone currently in the process of filing a bankruptcy.

6. OCCUPANCY

Maximum number of occupants per apartment: 1 Bedroom/1 Bath = 3 Occupants 2 Bedroom/2 Bath = 5 Occupants
If your household should increase by the birth, adoption, or legal guardianship of a child during your lease term, and it increases your household beyond the established size for that apartment type, you will be expected to: 1) transfer to an appropriate size apartment or 2) terminate your contract with a sixty (60) day written notice to vacate your apartment, either at the end of your lease term.

7. SECURITY DEPOSIT

If applicant is not approved, a check for the amount of the deposit will be mailed within 30 days of receipt of deposit. The applicant has 72 hours to cancel without penalty, with written notice. After 72 hours, the entire deposit is forfeited.

8. PET DEPOSIT/PET POLICY

Two pets will be allowed with a \$350.00 non-refundable pet fee. There will also be a monthly pet rent of \$25.00. The pet may not be more than 20 inches high at full growth and is subject to management approval. We do not accept aggressive breeds of dogs. All residents with pets are required to submit a veterinarian statement establishing general health of the pet, the status of all shots, and must bring the pet to the management office to be photographed prior to applicant approval. The only exception would be pets which are designed as service animals as stated in ADA requirements.

9. RENT

All move in amounts must be paid with a cashier's check or money order. If the deposit check is returned by the bank, the application will automatically be denied.

I/WE HAVE READ THE ABOVE AND UNDERSTAND THE CRITERIA FROM WHICH THIS APPLICATION WILL BE APPROVED.

Applicant's Signature

Applicant's Signature

Owner's Representative

Date