



8010 W. Sahara Ave Ste. 150. Las Vegas, NV 89117  
Phone: (702) 328-4114 • Fax: (702) 804-0031

## Rental Application Guidelines

- ✓ All application including following paper work must be filled out completely. *If your rental application is not complete, it will not be accepted.*
- ✓ All applications must include \$50 application fee per person (18 years or older) This fee is **non-refundable**. **EACH ADULT MUST APPLY ONLINE SEPARATELY.**
- ✓ UPLOAD a copy of each applicant driver's license or another government issued ID is required.
- ✓ UPLOAD a copy of each applicant's 2 most recent pay stubs. Self-employed applicants must provide last year's income tax return and last 2 month's bank statements. If applicable, any other income such as: Social Security, Disability, Child Support, Unemployment, etc. must provide 6 month statements.
- ✓ All pets are subject to owner's approval. A pet deposit will apply. UPLOAD a recent photo of pets is required (if applicable).
- ✓ Premier Realty Group will obtain a consumer credit report & background check for each applicant. This report will be generated by property management and not by applicant.
- ✓ Premier Realty Group will verify all residence and employment information.
- ✓ Processing takes approximately 24 - 48 hours, excluding holidays and weekends. Possible delays may be due to verifications not being responded.
- ✓ Once application has been approved, the full security deposit is required within 48 hours. We will only accept a **Cashier's Check** or **Money Order** payable to **Premier Realty Group**.
- ✓ First month's rent must be paid by Cashier's Check or Money Order. If move-in is after the first of the month, the rent will be prorated. If move-in is on or after 20<sup>th</sup> of the month, prorated and following month's rent is due prior to move-in.
- ✓ Renter's insurance is required. **Landlord** and **Broker** shall be named as additional interest on any such policy. Policy will be current throughout the term of the lease, if policy is cancelled during such time, tenant may be given a 30-day notice to vacate. Tenant will not move-in until property management has proof of insurance.

Please **Sign** and **Date** that you have read and understand the above.

Property Address: \_\_\_\_\_

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

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

We abide by the Federal Housing Act, Nevada Fair Housing Law and principles of Equal Opportunity. We do not discriminate on the basis of race, color, creed, national origin, ancestry, sex, age, marital status, physical or mental disability or families with children. In accordance with the Federal Fair Housing Act, all applicants will be processed to the above, without exception. These guidelines are subject to change.