



Property Address: _____

Items Needed for Renting a Home

At Time of Application

_____ \$50.00 Application Fee for Each Adult Over the Age of 18 (Non-Refundable)
(Acceptable Forms of Payment: Money Order or Cashier's Check)

_____ 2 - Pay Stubs

_____ 2 - Bank Statements

_____ Copies of I.D.'s

_____ Signed – Authorization for Landlord Verification Form

_____ Landlord Verification Verified

_____ Duties Owed, W9, PID and Contact Information of Agent

_____ Section 8 voucher & application packet

After Approval

\$ _____ Security Deposits

\$ 300.00 Cleaning Fee, Non-Refundable *(\$200 – Condo)*

\$ 150.00 Key/Remotes Deposit

\$ 450.00 Pet Deposit – Maximum 2 pets *(If allowed)*

\$ _____ Additional Deposits *(If Applicable)*

Security Deposits are due within 24 hours of application approval (Certified Funds Only). We will not hold a property without deposits.

At Time of Lease Signing

*Balance Due \$ _____ (Rent) – *Certified Funds Only*

*Provide Declaration Page of Renters Insurance

For rental availability please visit our website at www.imagerealtygroup.com

4089 Spring Mountain Rd., Las Vegas, NV 89102. Office: 702.982.6688. Fax: 702.522.7888

HOW LONG DOES APPLICANT PLAN TO LIVE HERE? _____ DOES APPLICANT PLAN TO USE LIQUID FILLED FURNITURE? _____ TYPE _____

DOES ANYONE IN THE HOUSEHOLD SMOKE? Y/N _____

APPLICANT IN CASE OF EMERGENCY, PERSON TO NOTIFY: _____

RELATIONSHIP: _____ PHONE # _____

CO-APPLICANT IN CASE OF EMERGENCY, PERSON TO NOTIFY: _____

RELATIONSHIP: _____ PHONE # _____

XX

**DISCLOSURE
PLEASE READ CAREFULLY BEFORE SIGNING**

1. APPLICANT UNDERSTANDS THAT _____ IS THE LEASING AGENT AND REPRESENTATIVE FOR THE LANDLORD OF THE PREMISES LOCATED AT _____ AT A MONTHLY RENT OF \$ _____.

2. APPLICANT DECLARES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND APPLICANT AUTHORIZES AN EMPLOYMENT CHECK, CRIMINAL RECORDS CHECK, CREDIT CHECK, VERIFICATION OF REFERENCES AND CURRENT AND PREVIOUS LANDLORDS.

3. APPLICANT HEREBY PAYS \$ _____ AS A NON-REFUNDABLE APPLICATION FEE AND \$ _____ AS HOLDING DEPOSIT. IF APPLICANT IS DECLINED, HOLDING DEPOSIT SHALL BE REFUNDED WITHIN _____ BUSINESS DAYS. IF, AFTER APPROVAL, APPLICANT DECIDES NOT TO FULFILL THIS AGREEMENT BY COMPLETING LEASE AND PAYING FIRST MONTHS RENT AND REMAINING SECURITY DEPOSIT, HOLDING DEPOSIT SHALL BE RETAINED BY LANDLORD TO COVER ADMINISTRATIVE EXPENSES.

4. APPLICANT AGREES TO EXECUTE A RENTAL AGREEMENT BEFORE POSSESSION IS GIVEN AND TO PAY THE RENT AND SECURITY DEPOSIT WITHIN _____ BUSINESS DAYS AFTER BEING NOTIFIED OF ACCEPTANCE OF THIS APPLICANT.

5. LANDLORD AND AGENT WILL NOT BE BOUND BY ANY REPRESENTATIONS, AGREEMENTS OR PROMISES, WRITTEN OR ORAL, MADE BY LANDLORD OR AGENT UNLESS CONTAINED IN THE RENTAL AGREEMENT SIGNED BY LANDLORD OR LANDLORD'S AGENT.

6. APPLICANT DOES HEREBY RELEASE LANDLORD, AGENT AND THIS COMPANY FROM ANY AND ALL DAMAGES OR LIABILITIES WHICH MIGHT RESULT FROM THE ABOVE INFORMATION. APPLICANT RELEASES PRESENT LANDLORD AND ALL PREVIOUS LANDLORDS FROM ANY AND ALL LIABILITY FOR ANY DAMAGE OR INJURY WHATSOEVER CAUSED BY PROVIDING INFORMATION TO LANDLORD OR AGENT REGARDING APPLICANT.

7. APPLICANT UNDERSTANDS AND ACKNOWLEDGES THAT A FALSE STATEMENT MADE HEREIN IS GROUNDS FOR DENIAL OF RENTAL TO APPLICANT. ANY STATEMENT HEREIN MAY BE CONSTRUED AS A CONDITION PRECEDENT TO ANY BINDING RENTAL AGREEMENT OR CONTRACT BETWEEN APPLICANT AND LANDLORD.

8. APPROVAL FOR RESIDENCY IS MADE WITHOUT REGARD TO RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, AGE, OR HANDICAP.

9. APPLICANT UNDERSTANDS THAT APPLICANT ACQUIRES NO RIGHTS TO PREMISES UNTIL EXECUTION OF A RENTAL AGREEMENT IN THE FORM SUBMITTED AND DEPOSIT OF RENT AND SECURITY DESCRIBED ABOVE.

SIGNATURE OF APPLICANT _____ DATE _____ TIME _____

SIGNATURE OF CO-APPLICANT _____ DATE _____ TIME _____

XX

OFFICE USE ONLY:

REFERRAL COMPANY _____ MLS # _____ DATE PAID _____

AGENT: _____ P.I.D. # _____ LICENSE # _____

THE GREATER LAS VEGAS ASSOCIATION OF REALTORS® PROVIDES THIS FORM FOR MEMBERS ONLY AND IS NO WAY DEEMED RESPONSIBLE FOR INFORMATION PROVIDED THEREIN.





Authorization for Landlord Verification

I, hereby give my authorization for Image Realty Group, LLC to do a rental verification of my current and/or past place of residence.

Applicant(s): Please fill in your current name/address/phone/email.

Name: _____

Address: _____

Phone #: _____ Email: _____

Applicant Signature

Applicant Signature



****AUTHORIZATION****
PLEASE READ CAREFULLY

Your signature on this form indicates that you have read, understand and agree to the terms outlined herein. If you do not understand, please seek legal advice prior to paying the application fee and your Security Deposit(s). Image Realty Group, LLC will be referred to as "IRG" herein this document.

The \$50 per adult application fee is NON-REFUNDABLE, and is payable by money order or cashier's check
The time you submit your application to lease the property at: _____

IRG will run a Tenant Screening Report (including but not limited to: credit report, eviction history, criminal history) for each adult (18 years of age and older) planning to reside at the property. We will also contact your employer(s) and your current and previous landlord(s) to verify the information you have provided. **It is important that the information on this application be accurate and complete.** By signing, you represent and warrant its accuracy and authorize IRG to verify your references, rental history, credit history, criminal history and employment.

If your application is approved, your Deposits will be due within 24 hours and payable by cashier's check or money order immediately. All move-in funds must be certified and made payable to Image Realty Group. We will take the property off the market once the application is approved and all deposits are paid. **The property will be held for a maximum of 30 days before the rent starts, from the date of receiving the Security Deposit.**

APPLICANT(S) UNDERSTANDS THAT ALL RENTAL PROPERTIES ARE "AS-IS" CONDITION UPON MOVE IN.

If you choose not to take possession of the property, for whatever reason, the Security Deposit will NOT be automatically refunded. IRG reserves the right to apply the Security Deposit toward rent for the time the property was held off the market, re-renting the property. If you are unable to move into the property due to its uninhabitableness (because of flood, fire, earthquake, etc. or other unforeseen catastrophe) the Security Deposit is fully refundable.

AGENCY DISCLOSURE: IRG is working for the property owner, under a separate leasing/management agreement. As agent for the owner, we have an obligation of trust and loyalty towards the OWNER'S best interests. As REAL ESTATE AGENTS, we strive to treat you and all parties to this transaction honestly and fairly.

By signing below I/we agree that I/we have read and agree to all the terms described above:

Applicant

Date

Co-Applicant

Date

Property Manager

Date