



APPLICATION TO RENT OR LEASE

The instructions are simple and straight forward

- Fill in each blank with all the requested information
- The more information you give the faster we will be able to finish processing your application. **Failure to give accurate information is grounds for denying your application!**
- Make sure all information is up to date and accurate including your best contact info.
- **DO NOT** type your application; we prefer it to be filled out by hand.
- **DO NOT** write on the back of the form. If you would like to provide additional information please do so on a separate page.
- Please ensure that all required initials and signatures are provided. **If you fail to initial or sign we cannot process the application!**
- There is a Seventy- five dollar (\$75) **non-refundable** application fee for each applicant over 18.
- All applications are to be dropped off at our office located at 4033 W Charleston Blvd Las Vegas NV, 89102
- When you come in with your completed application, each adult **MUST** bring:
 - Two (2) most recent months of Pay-Stubs or Bank Statements
 - Seventy-five dollars (\$75) application fee **PER ADULT** (non-refundable)

APPLICATION FEE IS NOT REFUNDABLE Application

fee must be in Money Order or EXACT cash

Please allow 24-72 hours for processing

Office (725) 244 – 4700

(800) 270 – 0391

Fax (725) 244 – 4799

info@americanlv.com

www.americanproperty.com

4033 West Charleston Boulevard • Las Vegas, Nevada 89102

APPLICATION TO RENT OR LEASE

This application will not be processed unless Applicant(s) have initialed each page and signed pages 2, 3 & 4. In the event of co-tenants, other than a spouse, use additional forms.

PROPERTY ADDRESS: _____ **MOVE-IN DATE REQUESTED:** _____

APPLICANT'S Last Name:		First Name:		Middle:	Date of Birth:	Driver's License# and State:		Soc Sec #:			
Co-APPLICANT'S Last Name:		First Name:		Middle:	Date of Birth:	Driver's License# and State:		Soc Sec #:			
OTHER PERSONS TO OCCUPY THE PROPERTY:		Full Name: D.O.B.			Relationship:			Full Name: D.O.B.		Relationship:	
	1						4				
	2						5				
	3						6				

CURRENT RESIDENCE – PART 1

APPLICANT'S Address:		City:	State:	Zip:	How Long:	<input type="checkbox"/> Own <input type="checkbox"/> Rent		Monthly Payment:		
					Yrs. Mos.					
APPLICANT'S Email:					Home Phone #:		Work Phone #:		Cell Phone #:	
Co-APPLICANT'S Email:					Home Phone #:		Work Phone #:		Cell Phone #:	
Name of Present Landlord: <input type="checkbox"/> Mortgage Co. <input type="checkbox"/> Apt. Complex <input type="checkbox"/> Landlord					City:	State:		Landlord Day Phone:		Night phone:
Reason for Moving:										

PREVIOUS RESIDENCE – PART 2

APPLICANT'S Previous Address:		City:	State:	Zip:	How Long:	<input type="checkbox"/> Own <input type="checkbox"/> Rent		Monthly Payment:		
					Yrs. Mos.					
Name of Present Landlord: <input type="checkbox"/> Mortgage Co. <input type="checkbox"/> Apt. Complex <input type="checkbox"/> Landlord					City:	State:		Landlord Day Phone:		Night phone:
Co-APPLICANT'S Previous Address:		City:	State:	Zip:	How Long:	<input type="checkbox"/> Own <input type="checkbox"/> Rent		Monthly Payment:		
					Yrs. Mos.					
Name of Present Landlord: <input type="checkbox"/> Mortgage Co. <input type="checkbox"/> Apt. Complex <input type="checkbox"/> Landlord					City:	State:		Landlord Day Phone:		Night phone:

Applicant Initials: _____ Today's Date: _____

You are being made aware that an incomplete application causes a delay in processing and may result in denial of tenancy.

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EMPLOYMENT HISTORY – PART 3

APPLICANT Employed By:		Supervisors Name:		Position Held / Occupation:		How Long: Yrs. Mos.	
Address:		City:	State:	Zip:	Phone:	Monthly Salary:	
APPLICANT Previously Employed By:		Supervisors Name:		Position Held / Occupation:		How Long: Yrs. Mos.	
Address:		City:	State:	Zip:	Phone:	Monthly Salary:	
Co-APPLICANT Employed by:		Supervisor Name:		Position Held/Occupation:		How Long: Yrs. Mos.	
Address:		City:	State:	Zip:	Phone:	Monthly Salary:	
ADDITIONAL INCOME SOURCE: Income such as child support, alimony, or separate maintenance need not to be disclosed unless such income is to be included for qualification hereunder.						Monthly Amt. Received:	

Banking and Credit References- Part 4

Bank Name:		Bank Address:		Checking Account #			
Bank Name:		Bank Address:		Checking Account #			
Charge Account:		Account #:	Monthly Payments:	Charge Account:		Account #:	Monthly payments:
Loan:		Monthly Payments:		Loan:		Monthly Payments:	
Other Obligation:		Monthly Payments:		Other Obligation:		Monthly Payments:	
Other Obligation:		Monthly Payments:		Other Obligation:		Monthly Payments:	

Have you ever filed for Bankruptcy? YES _____ NO _____ WHEN _____

Has your bankruptcy been discharged? YES _____ NO _____ WHEN _____

EXPLAIN: _____

Applicant Initials: _____ Today's Date: _____

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Has Applicant ever willfully refused to pay rent? YES _____ NO _____ WHEN _____

EXPLAIN: _____

Has applicant ever been evicted or forced to leave a property? YES _____ NO _____ WHEN _____

EXPLAIN: _____

Emergency Contacts- Part 5

Emergency Contact:	Relationship:	Address:	City:	State:	Zip:	Phone:
Emergency Contact:	Relationship:	Address:	City:	State:	Zip:	Phone:
Nearest Relation:	Relationship:	Address:	City:	State:	Zip:	Phone:
Nearest Relation:	Relationship:	Address:	City:	State:	Zip:	Phone:

Vehicles- Part 6

Make	Model	Year	Lic. #	State	Color
1.					
2.					
3.					
4.					

ANIMALS - Part 7 (There will be an additional deposit required for EACH pet.) PHOTOS REQUIRED

Type:	Breed:	Weight:	Sex:	Age:	Color:	Name:	Spayed/Neutered Yes or No:

Are any of the animals listed above registered as **SERVICE ANIMALS**? **YES OR NO**

(You **MUST** be able to provide documentation from your health care provider that your animal provides necessary support, assistance, or services. Service animals will **not** be subject to a pet deposit and/or pet rent.)

Does the applicant plan on using Liquid Furniture?

If Yes Type: _____

Has applicant or occupant ever been convicted of a gross misdemeanor or Felony? **YES OR NO**

EXPLAIN: _____

Applicant Initials: _____ Todays Date: _____

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DISCLOSURE

READ CAREFULLY BEFORE SIGNING

1. APPLICANT(S) UNDERSTANDS THAT THEY ACQUIRE NO RIGHTS IN A UNIT/APARTMENT/PROPERTY UNTIL THEY SIGN THIS AGREEMENT AND SUBMIT A HOLDING FEE/DEPOSIT IN THE AMOUNT OF \$_____. UPON APPROVAL OF TENANCY AND THE SIGNING OF A CONSIDERATION FOR THE LANDLORD HOLDING THE PROPERTY LOCATED AT: _____ ON APPLICANTS BEHALF, APPLICANT WAIVES ALL RIGHTS TO THE RETURN OF SAID HOLDING FEE/DEPOSIT AND SAID FEE SHALL BE RETURNED TO THE APPLICANT.

2. APPLICANT AGREES TO PAY A NON REFUNDABLE APPLICATION/CREDIT CHECK FEE OF \$_____.

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

4. 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/LEASE AGREEMENT SIGNED BY LANDLORD OR LANDLORD'S AGENT.

5. APPLICANT AUTHORIZES AMERICANA PROPERTY MGMT. & REAL ESTATE AND ITS AGENTS/EMPLOYEES TO OBTAIN CREDIT REPORTS, CHARACTER REPORTS AND VERIFICATION OF RENTAL HISTORY AS NECESSARY TO VERIFY ALL INFORMATION IN THIS APPLICATION FOR TENANCY. APPLICANT DOES HERBY 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 OR REPORTING AGENCIES FROM ANY AND ALL LIABILITY FOR ANY DAMAGE OR INJURY WHATSOEVER CAUSED BY PROVIDING INFORMATION TO LANDLORD OR AGENT REGARDING APPLICANT OR OCCUPANTS.

6. APPLICANT UNDERSTANDS AND ACKNOWLEDGES THAT A FALSE STATEMENT MADE HEREIN IS GROUNDS FOR DENIAL OF RENTAL TO THE APPLICANT (\$). ANY STATEMENT HEREIN MAY BE CONSTRUED AS A CONDITION PRECEDENT TO ANY BINDING RENTAL/LEASE AGREEMENT OR CONTRACT BETWEEN APPLICANT AND LANDLORD. APPLICANT CERTIFIES THAT TO THE BEST OF THEIR KNOWLEDGE ALL STATEMENTS ARE TRUE AND COMPLETE.

7. APPROVAL FOR RESIDENCY IS MADE WITHOUT REGARD TO RACE, COLOR, RELIGION, SEX, NATIONALITY ORIGIN, AGE OR HANDICAP. In compliance with State and Federal Law, this is to inform you that an investigation involving the statements made on your rental application is being initiated. You have the right to dispute the information reported. Direct your inquiries to Americana Property Mgmt. & Real Estate. All or part of the above information maybe made available to other services unless this box [] is checked. False, fraudulent or misleading information, criminal convictions, or poor rental or credit history maybe grounds for denial of tenancy or subsequent eviction.

Applicant Signature:	Date:	I AM AWARE THAT AN INCOMPLETE APPLICATION CAUSES A DELAY IN PROCESSING AND MAY RESULT IN DENIAL OF TENANCY. Equal Housing Opportunity
Applicant Signature:	Date:	

Referral

Company:

Agent: _____

PID: _____



Date: _____

Prospective tenant for the property located at: _____

Permissions to Release Criminal History

Under Nevada Revised Statutes, NRS 179A.100.1, Americana Prop. Mgmt. & Real Estate LLC may request records of criminal history (or the absence thereof) about any **prospective** tenant. What may be released by any agency of criminal justice without any restrictions are: any record reflecting a conviction and/or any record which pertains to an incident for which a person is currently within the system of criminal justice. **This information is to be used by the Americana Prop. Mgmt. & Real Estate LLC only and will not be disseminated to any other person(s), apartment complexes, or management companies.**

As a routine policy, we request any prospective tenant to grant us a release. We are not required under the law to get a release but want you to know that we routinely get the criminal information or lack thereof from a police agency in order to protect our clients and the public.

Permissions to Release Information

In compliance with State and Federal Laws, this is to inform you that an investigation involving the statements made on your rental application for tenancy at the above mentioned property is being initiated. You have the right to dispute the information reported. Direct inquires to Americana Prop. Mgmt. & Real Estate LLC, 4033 W Charleston Blvd, Las Vegas, NV 89102. All or part of the above information may be made available to other services unless this box () is checked. I/We certify that to obtain credit reports, character reports, verification of rental history and employment history as necessary to verify all information in the above referenced application for tenancy. False, fraudulent or misleading information, criminal convictions, or poor rental or credit history may be grounds for denial of tenancy, or subsequent evictions.

Your granting the release is a condition of your being considered for tenancy in any property that is handled by the Americana Prop. Mgmt. & Real Estate LLC.

RELEASE

(To be signed by each prospective tenant age 18 years or older)

Printed Name: _____ Alias: _____

Signature: _____ Date Signed: _____

Date of Birth: _____ Social Security Number: _____

Present Address: _____

Drivers License Number: _____ Verified By: _____
(Management)

Information Released By: _____ ID#: _____
(Authorized Employee)

Date Information Released: _____

Attach copy of information released to this form.