

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 REQUIREMENTS, POLICIES & PROCEDURES

REQUIREMENTS:

1. Applicant(s) must be able to prove their gross monthly income of 3X's the monthly rent. This includes self-employed and tip-earning persons. Roommates must qualify individually and income must be verified through payroll stubs or IRS tax return.
2. Applicant(s) is required to physically inspect premises, both interior and exterior, prior to submitting and application. Applicant(s) must appear personally to submit an application.

FEES, DEPOSITS & REQUIRED FUNDS: All fees must be paid separately by certified funds only

1. Application Fee: \$50.00 per person or married couple, paid with application– NON REFUNDABLE
2. Holding Deposit: \$100.00, paid with application *Will hold property for 48 hours from the date of approval

*** Upon approval of application, the Holding Deposit will be applied to the Security Deposit and shall be FORFEITED if applicant(s) withdraws and/or decides NOT to rent said property for any reason or fails to pay the required security deposit due within two (2) business days of acceptance. If application is denied, the Holding Deposit is REFUNDED within ten (10) business days in the form of a company check. Failure to provide the required documents as requested within 2 business days will result in FORFEITURE of the Holding Deposit.

3. Administration Fee: \$175.00, paid at lease signing – REFUNDABLE
4. Security Deposit: Must be paid within 48 hours of approval, at which a Lease Rental Agreement is executed.

***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:

1. Bankruptcy (must be discharged)
2. Poor credit & rental history
3. Las Vegas resident for less than one (1) year, unless moving due to a job transfer with the same company
4. *Pets, subject to homeowner approval (Picture required.)

***Security Deposit will be increased by one-half (1/2) months rent for each pet, unless you have a Doberman Pinscher, Rottweiler, German Shepherd, Akita, or Chow Chow, then the deposit may be increased to as much as two (2) months rent. Our homeowners and insurance companies will not accept a Pit Bull (Staffordshire Bull Terrier) regardless of temperament or training.

- 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 day of each month – NO GRACE PERIODS

AGENCY DISCLOSURE: Nicklin Property Management, Inc. is working for the property owner, under a separate management agreement. As 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.

I HAVE READ AND UNDERSTAND:

Applicant Signature(s): _____

Nicklin Property Management & Investments, Inc.

375 North Stephanie Street Suite 911 • Henderson, Nevada • 89014
Office: 702-451-8700 • Toll Free: 1-877-937-3688 • Facsimile: 702-451-8117

Application for Rental

INSTRUCTIONS:

PRINT LEGIBLY. UNCLEAR OR INCOMPLETE APPLICATIONS WILL DELAY PROCESS.

1. Complete entire application. Be sure to provide complete addresses and phone numbers including area codes.
2. Return completed application to our office Monday thru Friday between 9:00am – 4:30pm with the following:
 1. Last two (2) pay stubs or if self employed, the front page of most recent IRS tax return
 2. \$50.00 Non-Refundable Application Fee, per person or married couple, *certified funds*
 3. \$100.00 Holding Deposit, *certified funds*
 4. State issued or military picture identification for each adult
 5. Pictures of your pet(s), if applicable

All applications taken on a property will be presented to the owner of that property. The owner will review all applications and make the final selection.

Policy Regarding Application Fees and Holding Deposit:

It is the policy of Nicklin Property Management and Investments, Inc. that all Application Fees are NON-REFUNDABLE.

The Holding Deposit will be applied to the Security Deposit upon approval of application and shall be *FORFEITED* if applicant(s) withdraws and/or decides *NOT* to rent said property for any reason or fails to pay the required security deposit due within two (2) business days of approval. If application is denied, the Holding Deposit is *REFUNDED* within ten (10) business days in the form of a company check, if the Holding Deposit was paid in certified funds. Failure to provide the required documents as requested within 2 business days will result in *FORFEITURE* of the Holding Deposit.

Applicant(s) Initials: _____

Property Address

Applicant(s) Name

Agent Referral & Phone

Move-In Date

Nicklin Property Management–REQUESTS BEFORE LEASING

Property Address: _____

Before applying for this property, I have thoroughly inspected the property and would like the following **REQUESTS** presented to the homeowner for approval as a condition of leasing the property.

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

I 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 Owner and will be made part of the Lease by the signature below.

Number	Approve	Decline	Number	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.

Applicant Signature

Co-Applicant Signature

Date

Authorized Agent

Nicklin Property Management - APPLICATION FOR RENTAL

APPLICANT

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

RESIDENT HISTORY:

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

EMPLOYMENT HISTORY:

<i>CURRENT Employer:</i>	<i>Supervisor:</i>	<i>Phone No:</i>	
<i>Address:</i>	<i>City:</i>	<i>State:</i>	<i>Zip Code:</i>
<i>Position:</i>	<i>From:</i> <i>To:</i>	<i>Gross Monthly Income:</i>	
<i>PREVIOUS Employer:</i>	<i>Supervisor:</i>	<i>Phone No:</i>	
<i>Address:</i>	<i>City:</i>	<i>State:</i>	<i>Zip Code:</i>
<i>Position:</i>	<i>From:</i> <i>To:</i>	<i>Gross Monthly Income:</i>	
<i>PREVIOUS Employer:</i>	<i>Supervisor:</i>	<i>Phone No:</i>	
<i>Address:</i>	<i>City:</i>	<i>State:</i>	<i>Zip Code:</i>
<i>Position:</i>	<i>From:</i> <i>To:</i>	<i>Gross Monthly Income:</i>	

Nicklin Property Management-APPLICATION FOR RENTAL

CO-APPLICANT Relationship to Applicant: spouse other

Last Name:	First Name:	Marital Status: <input type="checkbox"/> Single <input type="checkbox"/> Married <input type="checkbox"/> Divorced	Gender <input type="checkbox"/> Female <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:	

Nicklin Property Management – APPLICATION FOR RENTAL

PETS:

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

REFERENCES (2 related & 2 non-related & known for more than 2 years):

Name	Address	Phone#
Nearest Relative		
Nearest Relative		
Non-Related		
Non-Related		

CREDIT HISTORY:

Have you ever filed BANKRUPTCY? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> When	Year Discharged:
Have you ever been EVICTED? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, 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

Nicklin Property Management- 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 **Legal Wings, Inc.** 1118 Fremont Street, Las Vegas, NV 89101. Their phone number is (702) 384-0305. 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.

All of the above data and information set forth herein, including, but not limited to the statement of my income, I, the undersigned, warrant to be true and accurate and to fully and correctly state my financial condition as of the date of the application. I also agree to notify you 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.

*****NOTE: Additional applications will continue to be accepted until your application is approved and the Security Deposit is paid, in full.**

The owner reserves the right to give final approval on all processed applications

Applicant(s) is aware that the application fee(s) is non-refundable.

Accepted and Agreed to on this _____ day of _____, 2010:

Applicant Signature

CoApplicant Signature

SS#: _____

SS#: _____

For Office Use Only:

Received:

Date Received: _____

Application Fee: \$ _____

Receipt#: _____

Accepted By: _____

Holding Fee: \$ _____

Receipt#: _____

1/05/10