



RENTAL APPLICATION

Applicant(s) Name(s)

Property Address

Date

WestPro Management and Leasing, LLC | 1489 W. Warm Springs Road, Suite 110 | Henderson, NV 89014
702.966.8295 Phone | 702.543.3240 Fax | www.westprolv.com

Mailing Address: 631 N. Stephanie Street – #190, Henderson, NV 89014



RENTAL APPLICATION Introduction

Welcome to WestPro Management and Leasing, LLC (hereinafter referred to as the “Agent”). We are pleased that you are interested in one of our properties for rent. We specialize in management and leasing of residential properties, including single-family homes, condominiums, and townhomes. All properties under our management are located in the City of Las Vegas, City of North Las Vegas, and the City of Henderson.

1. About Us

1.1 Affiliations

We are members of the National Association of Realtors®, Nevada Association of Realtors®, and the Greater Las Vegas Association of Realtors®. Additionally, we are a member of the National Association of Residential Property Managers. Our staff holds professional designations in the field of property management.

1.2 Our Policy

We strongly believe that everyone has a right to rent a property. All applicants will be treated equally and fairly, and be subject to the same application and screening process. We strictly adhere to the Federal Fair Housing Laws, as well as the Realtors’ Code of Ethics. We will **not** discriminate against any applicant on the basis of race, color, creed, religion, sex, familial status, national origin, ancestry, age, mental or physical disability, or all other protected classes.

1.3 Application Process

All applicants must complete the Rental Application in its entirety. Any missing or incomplete information may delay the processing of the application, or may cause it to be denied. If an applicant has a pet(s), additional Pet Application must be completed. The application process will take, on average, 24 to 48 hours, after which time, the applicant will be notified whether the application is approved or declined. If an application is declined due to applicant’s credit history, or for any other reason, the applicant will be notified in writing as to such reason(s), and of any corrective action an applicant may take (if any).

2. APPLICANT REQUIREMENTS

In addition to completing a Rental Application and Pet Application (if applicable), all applicants will be required to provide the following:

2.1 Identification

Driver’s License, (US) State Identification Card, and/or Passport. All IDs must be valid (not expired). All applicants must be of legal age (18 years or older), and, if approved, must reside at the rented property.

2.2 Proof of Income

Two of the most recent payroll records (pay stubs), or, if self-employed, tax return for the preceding year will be required. Bank statements reflecting the last three (3) months of financial activity may also be required. Applicants income, at a minimum, must be equal to two and a half (2.5) times the monthly rent.



2.3 Fees

Each applicant will be required to pay a non-refundable application fee of sixty-five (\$65.00) dollars. Married couples (using the same last name) applying jointly will be required to pay only one application fee of sixty-five (\$65.00) dollars. Upon approval of the application, the applicant must pay the security deposit and pet deposit (if any) in full. This will allow us to remove the rental property from the rental market and reserve it for the applicant. Applicant shall have no more than thirty (30) days from the date of the approval of the application to execute a lease agreement, and pay the first month's rent. Applicant's failure to execute the lease agreement as scheduled will result in applicant's forfeiture of the total security deposit paid.

2.4 Consent

Applicant must authorize Agent to check applicant's credit history, verify income and employment records, verify previous rental history, and check court records for any prior or ongoing landlord/tenant litigations, or criminal proceedings. An applicant, if approved, shall grant the Agent permission to rate and report applicant's performance as Tenant to a licensed reporting agency, as per disclosure, paragraph B of this application.

2.5 How to Complete and Submit This Application

- Download and print the application
 - Complete the application in its entirety and print your entries clearly. Incomplete and/or unreadable applications will be rejected
 - Deliver or mail the application to our office location at 1489 W. Warm Springs Road, Suite 110, Henderson, NV 89014. Application must include a certified check or a money order for \$65 (application fee)
- Or -
- Fax the application to 702-543-3240, or scan and email the application to leasing@westprolv.com. When faxing or emailing the application you will be required to visit our site at http://www.westprolv.com/make_payments.htm to make a payment of the above-mentioned application fee
 - Incomplete applications or applications submitted without the application fee will not be considered
 - All complete applications will be processed in the order they are received

We appreciate your interest in our rental properties.

WestPro Management and Leasing, LLC



RENTAL APPLICATION

Property Information		
Address		
Desired Move-in Date		

Applicant Information		
Name		
Phone	Cell Phone	Email
Driver's License #	State Issued In	Expiration Date
Date of Birth	Social Security #	

Current Address		
Street Name (include apartment number, if any)		
City	State	Zip Code
How Long at This Address	Rent <input type="checkbox"/>	Own <input type="checkbox"/>
Landlord/Property Management Company (if renting)		
Phone	Fax	Email
Reason for Moving		

Previous Address (complete only if less than 3 years at current address)		
Street Name (include apartment number, if any)		
City	State	Zip Code
How Long at This Address	Rent <input type="checkbox"/>	Own <input type="checkbox"/>
Landlord/Property Management Company (if renting)		
Phone	Fax	Email
Reason for Moving		

Current Employer		
Company/Employer Name		Employed As (Position/Title)
Street Name		
City	State	Zip Code



Phone	Fax	Email
Employer/Supervisor Name		Direct Phone
How Long at This Employer		Monthly Salary \$

Previous Employer (complete only if less than 3 years at current employer)		
Company/Employer Name		Employed As (Position/Title)
Street Name		
City	State	Zip Code
Phone	Fax	Email
Employer/Supervisor Name		Direct Phone
Start Date	End Date	Monthly Salary \$

Co-Applicant Information (spouse with the same last name ONLY. All other co-applicants must complete a separate application)		
Name		
Phone	Cell Phone	Email
Driver's License #	State Issued In	Expiration Date
Date of Birth	Social Security #	

Current Employer		
Company/Employer Name		Employed As (Position/Title)
Street Name		
City	State	Zip Code
Phone	Fax	Email
Employer/Supervisor Name		Direct Phone
How Long at This Employer		Monthly Salary \$

Previous Employer (complete only if less than 3 years at current employer)		
Company/Employer Name		Employed As (Position/Title)
Street Name		
City	State	Zip Code
Phone	Fax	Email



Employer/Supervisor Name		Direct Phone
Start Date	End Date	Monthly Salary \$

Automobiles					
Make	Model	License #	State	Year	Color
Make	Model	License #	State	Year	Color
Make	Model	License #	State	Year	Color

Other Person To Occupy the Property			
Name	Relationship	Age	Occupation
Name	Relationship	Age	Occupation
Name	Relationship	Age	Occupation

Pets		
No <input type="checkbox"/>	Yes <input type="checkbox"/>	How Many?
If yes, you will be required to complete a Pet Application. Please check the property advertisement to verify that pets are permitted on this Property.		

Additional Required Information		
Has any applicant ever filed for bankruptcy?	No <input type="checkbox"/>	Yes <input type="checkbox"/>
If yes, please explain...		
Has any applicant ever been evicted?	No <input type="checkbox"/>	Yes <input type="checkbox"/>
If yes, please explain...		
Has any applicant ever willfully refused to pay rent when due?	No <input type="checkbox"/>	Yes <input type="checkbox"/>
If yes, please explain...		
Has any applicant or occupant ever been convicted of a gross misdemeanor or a felony?	No <input type="checkbox"/>	Yes <input type="checkbox"/>
If yes, please explain...		
Person to notify in case of emergency		
Name	Relationship	Phone
How did you hear about us?		
<input type="checkbox"/> westprolv.com <input type="checkbox"/> Realtor.com <input type="checkbox"/> Rentals.com <input type="checkbox"/> RentalHomesPlus.com <input type="checkbox"/> Other		
Real Estate Agent Name	Agent's Real Estate Company	
Real Estate Agent Phone Number		



DISCLOSURE

Please read carefully before signing

- A. Applicant understands that WestPro Management and Leasing, LLC is the Managing Agent and the representative for the Landlord of the Property.
- B. Applicant declares that the information contained herein is true and correct and authorizes Agent to check applicant's credit history, verify income and employment records, verify previous rental history, and check court records for any prior or ongoing landlord/tenant litigations, or criminal proceedings. An applicant, if approved, shall grant the Agent permission to rate and report applicant's performance as Tenant to a licensed reporting agency(s).
- C. Applicant acknowledges that the rent is due on the First (1st) day of each month in advance.
- D. Applicant hereby pays sixty-five (\$65.00) dollars as a non-refundable application fee. Applicant shall pay the security deposit and pet deposit (if any) upon approval of the application.
- E. Applicant agrees to execute a lease agreement before possession is given and to pay the first month's rent within thirty (30) days of the approval of this application. Applicant's failure to execute the lease agreement as scheduled will result in applicant's forfeiture of the total security deposit paid.
- F. Landlord and Agent will not be bound by any representation, agreements or promises, written or oral, made by Landlord or Agent unless contained in the lease agreement signed by Landlord or Landlord's Agent.
- G. Applicant does hereby release Landlord and Landlord's Agent from any and all damages or liabilities which might result from the above information. Applicant releases present and all previous Landlords from any and all liability for any damages or injury whatsoever caused by providing information to Landlord or Agent regarding applicant. Agent shall, at all times, protect the applicant's privacy, and not release any information about the applicant to any third party unless disclosure of said information if formally requested by any Federal, State, or Local Government Agency in connection with a civil or criminal law enforcement activity.
- H. Applicant understands and agrees that any false statement made herein is grounds for denial of rental to applicant. Any statement herein may be construed as condition precedent to any binding lease agreement or contract between applicant and Landlord.
- I. Approval for residency is made without regard to race, color, creed, religion, sex, familial status, national origin, ancestry, age, mental or physical disability, or all other protected classes.
- J. Applicant understands that the applicant acquires no rights to Property until the execution of the lease agreement and payment of all fees, deposit, and rent, as described above.
- K. Applicant acknowledges that Applicant has seen the Property and agrees that said Property is in good repair and in habitable condition, and shall be leased in "as is" condition.

Signature of Applicant _____ **Date** _____

Signature of Applicant _____ **Date** _____

For Office Use ONLY

Application approved on _____

Application declined on _____

If declined, state reason... _____

By: _____ Title _____