



RENTAL APPLICATION & RESERVATION

Thank you for choosing us as your new home. Please complete all of the information requested below.
 Incomplete information will delay the processing of your application: PLEASE PRINT CLEARLY.

Date _____ Leasing Consultant _____ \$ _____ Move-In Concession Amount	MOVE IN INFORMATION	RECURRING RENT	DEPOSITS / FEES
	Community _____ Address _____ Apt. Type _____ Move-In Date _____ Lease Term _____	Base Rent \$ _____ Furn. \$ _____ Other \$ _____ Other \$ _____ Total Monthly Rent Payable \$ _____	Security Dep. \$ _____ Pet Dep. \$ _____ App. Fee \$ _____ Prep. Fee \$ _____ Other \$ _____

1) APPLICANT

PRIMARY APPLICANT'S Last Name		First	M.I.	Birth Date:	Sex	Social Security #:
A)						D.L. # / State:
E-Mail Address:						
CO-APPLICANT'S Last Name		First	M.I.	Birth Date:	Sex	Social Security #:
B)						D.L. # / State:
E-Mail Address:						
Other persons to occupy apartment:	C)	FULL NAME	RELATIONSHIP TO APPLICANT	BIRTH DATE	Do you own any recreation vehicles? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Boats <input type="checkbox"/> Campers <input type="checkbox"/> Other: _____	
	D)					Type and Size of Pets:
	E)					Picture of Pet and Owner's Consent Required
	F)					

2) RESIDENCE HISTORY (Minimum 2 Years)

PRIMARY APPLICANT'S Present Address	Apt #	City	State	Zip	<input type="checkbox"/> OWN <input type="checkbox"/> RENT	Monthly Payment \$	Daytime Phone
Name & Address of Present Landlord		City	State	Zip	Dates Occupied? to		Landlord Day Phone
PRIMARY APPLICANT'S Previous Address	Apt #	City	State	Zip	<input type="checkbox"/> OWN <input type="checkbox"/> RENT	Monthly Payment \$	Reason for Leaving:
Name & Address of Previous Landlord		City	State	Zip	Dates Occupied? to		Landlord Day Phone
CO-APPLICANT'S Present Address	Apt #	City	State	Zip	<input type="checkbox"/> OWN <input type="checkbox"/> RENT	Monthly Payment \$	Daytime Phone
Name & Address of Present Landlord		City	State	Zip	Dates Occupied? to		Landlord Day Phone
CO-APPLICANT'S Previous Address	Apt #	City	State	Zip	<input type="checkbox"/> OWN <input type="checkbox"/> RENT	Monthly Payment \$	Reason for Leaving:
Name & Address of Previous Landlord		City	State	Zip	Dates Occupied? to		Landlord Day Phone
Has applicant(s) ever been evicted? <input type="checkbox"/> NO <input type="checkbox"/> YES County: State: Month: Year:							

3) EMPLOYMENT HISTORY (Minimum 1 Year – Attach Separate Sheet if Necessary)

PRIMARY APPLICANT Employed By	Department	Supervisor's Name / Co.			Dates of Employment: to
Address	City	State	Zip	Phone	Position Held / Occupation
Monthly Salary \$					
CO-APPLICANT Employed By	Department	Supervisor's Name / Co.			Dates of Employment: to
Address	City	State	Zip	Phone	Position Held / Occupation
Monthly Salary \$					
ADDITIONAL INCOME: (Additional income such as child support, alimony or separate maintenance need not be disclosed unless such Additional Income is to be included for qualification and verifiable hereunder.)					
Amount of \$	per	Source:			

4) BANK REFERENCES

Primary Applicant's Bank, Savings & Loan or Credit Union	Branch	Address	Account Number
Co-Applicant's Bank, Savings & Loan or Credit Union	Branch	Address	Account Number
Has applicant(s) ever filed bankruptcy or had any suits, liens, judgments or repossessions? <input type="checkbox"/> NO <input type="checkbox"/> YES			
Date:	County:	State:	

5) VEHICLE INFORMATION

Primary Applicant's License Plate Number & State	Year	Make	Model	Color
Co-Applicant's License Plate Number & State	Year	Make	Model	Color

6) EMERGENCY CONTACT

Primary Applicant's Contact	Relationship	Address	City	State	Zip	Phone
Co-Applicant's Contact	Relationship	Address	City	State	Zip	Phone

Subject to approval by the Agent for the Owner, the undersigned prospective resident agrees to pay an apartment reservation deposit of \$_____ and a non-refundable application fee of \$_____ for the purpose of reserving Apartments #_____, beginning (date) _____ at a rate of \$_____ per month payable monthly on the first day of each month. Upon execution of Lease Agreement (available in advance upon request) this reservation deposit will be applied to the security deposit and additional fees listed will be due. All funds must be certified at move-in. It is understood that any changes hereto must be in writing and signed by each of the undersigned. If your application is cancelled or denied, any refunds may take up to 30 days by mail.



FOR OFFICE USE	
Amount Received	\$ _____
Deposit Receipt #	_____
<input type="checkbox"/> Check	<input type="checkbox"/> Money Order
<input type="checkbox"/> Cashier's Check	<input type="checkbox"/> Cash
Document Number	Initial _____

This application is made for the purpose of procuring rental of the herein described premises, and for credit clearance.

All information in this application is correct to the best of my/our knowledge; all of the above data and information set forth herein including, but not limited to the statement of my/our assets, income and financial condition as of the date of this application.

I/We understand that you will retain this application whether or not it is approved. It is further understood that a credit report and complete verification will be requested. Authorization is hereby given to verify my/our credit, employment history and residence history.

I/We hereby agree to release and hold harmless ConAm Management Corporation, its agents and employees from any and all liability, legal proceedings and costs including attorneys fees arising out of either the verification of the information contained on this application form or the release of this information to other parties. I/We also agree to release from all liability any landlord, former landlord or credit grantors that may supply information to verify my/our credit history. Approval process could take up to 5 business days.

The undersigned, upon taking possession of the reserved apartment hereby authorizes the reservation deposit to be applied to the security deposit, cleaning deposit and/or non-refundable preparation fees. Upon execution of the Lease Agreement, the reservation deposit becomes a part of, \$_____ refundable security deposit, \$_____ refundable cleaning deposit and a \$_____ non-refundable preparation fee.

In the event the present Lessee, if any, does not vacate the subject apartment voluntarily at the conclusion of said present Lessee's earliest possible time, and if said apartment is not available to the undersigned on the reservation date for any reason whatsoever (including delays in new construction where applicable), the undersigned reserves the right to elect to demand and receive a refund of all monies paid. The undersigned acknowledges and understands that in the event said apartment is available by the reservation date, and is not then accepted by the undersigned, additional costs will be incurred. In re-leasing the subject apartment will result in the loss of the rental money which would otherwise be received from the undersigned. The undersigned agrees that a sum equal to the reservation deposit shall be retained by Apartments as a reasonable estimate of damages for reserving the apartment for the undersigned and for re-leasing said apartment. Cancellation of rental will result in forfeit of your reservation deposit.

Applicant(s) has read and understands above statement. False information may constitute grounds for rejection and/or forfeiture of deposits. **APPLICATION FEE IS NON-REFUNDABLE.**

Accepted and Agreed to: (Applicant)

Accepted and Agreed to: (Co-Applicant)

Applicant Signature Date

Co-Applicant Signature Date

Printed Name

Printed Name

Date

Community Director / Agent for Owner

RENTAL APPLICATION & RESERVATION (Continued)

The following marketing information is requested to help in present and future planning.

How did you first learn of this property?

Direct Mail
Radio
Newspaper Display
Signs, Billboards
Flyer

Drive By
Apt. Guide
For Rent Magazine
Newspaper Classified

Internet Which?

Referral (If so, by whom?)

Other:_____

Why did you choose this community?

Location
Personnel
Amenities

Amenities
ConAm Property
New Apt./Unit Plan
Affordability

Community Looks
Community Size/Looks
Other_____

Which amenities attracted you to this community?

Previous Residence:

Apt.
Military

Condo
Parents/Relative

House
Mobile Home

Employment:

Annual Income:

APPLICANT

CO-APPLICANT

APPLICANT

CO-APPLICANT

Casino/Hotel	Casino/Hotel	Below 10,000	Below 10,000
Clerical	Clerical	10,001-16,000	10,001-16,000
Construction	Construction	16,001-21,000	16,001-21,000
Culinary	Culinary	21,001-26,000	21,001-26,000
Entertainment	Entertainment	26,001-31,000	26,001-31,000
Finance/Insurance/Real Est.	Finance/Insurance/Real Est.	31,001-36,000	31,001-36,000
Food Service/Non-Gaming	Food Service/Non-Gaming	36,001-41,000	36,001-41,000
Full Time Homemaker	Full Time Homemaker	41,001-46,000	41,001-46,000
Manufacturing	Manufacturing	46,001-51,000	46,001-51,000
Medical Profession	Medical Profession	51,001-56,000	51,001-56,000
Military	Military	56,001-60,000	56,001-60,000
Professional/Management	Professional/Management	60,001-65,000	60,001-65,000
Retail Trade	Retail Trade	65,001-70,000	65,001-70,000
Retired/Social Sec.	Retired/Social Sec.	70,001-75,000	70,001-75,000
Service Industries	Service Industries	Above 75,000	Above 75,000
Student	Student		
Transportation/Utilities	Transportation/Utilities		
Unemployed	Unemployed		



Nevada

Rental and Occupancy Criteria Guidelines

This community uses a statistically sound credit scoring system to evaluate your consumer credit report. Credit scoring is based on real data and statistics so all applicants are treated objectively. Your credit report contains information about you and your credit experiences including your bill-paying history, the number and type of accounts you have, late payments, collection actions, outstanding debt, rental history and the age of your accounts. Using a statistical program, your information is compared to the credit performance of other applicants with similar profiles which allows us to predict how likely it is that you will pay your rent on time. Based on your credit score and related data source information, your application will be either accepted, receive a low acceptance, conditional acceptance or be declined. If your application is denied or accepted with conditions, you will be given the name, address and telephone number of the consumer reporting agencies, which provided your consumer information to us.

Occupancy Guidelines: Quad – maximum 1 Studio – maximum 2
One Bedroom – maximum 3 Two Bedroom – maximum 5
Three Bedroom – maximum 7

If the results of the screening are returned as “Low Accept”, “Conditional Accept” or “Refer”, applicants must comply with the following income requirements:

Prior to move-in, income must be verified by providing documents such as: Pay stubs covering 2 pay periods, court ordered spousal or child support, prior year’s W-2, Social Security, GI benefits, pensions, disability income, trust income, dividend income, or other sources of regular income.

Income received annually will be averaged over 12 months. Gross annual income for all leaseholders is combined and entered into the credit-scoring model for each applicant. Gross monthly income of combined applicants must be 3 times the scheduled rent of the apartment being leased.

If unemployed or retired, proof of income / assets must be provided, and must be equal to or greater than 3 times the contractual amount of the lease term.

“Low Accept” will pay amount equal to ½ month’s rent in addition to the regular security deposit

“Conditional Accept” will pay amount equal to one month’s rent in addition to the regular security deposit.

“Refer Accept” will pay amount specified on the Refer Worksheet criteria guidelines.

Reasons for not approving an application include, but are not limited to: bankruptcy, insufficient income, unpaid judgments, eviction, outstanding rent debt, household size exceeding occupancy limits, and falsification of the application information. The application to rent will not be approved if the reservation deposit check is returned NSF.

A criminal background check will be conducted for each applicant eighteen years (18) or older. The criminal search will be processed for all addresses at which the applicant(s) has resided over the previous forty-eight (48) months. The application will be rejected for any of the following reported criminal related reasons.

- Any Felony Convictions within the seven (7) years prior to the application date.
- Any Drug related convictions, including Petty Offenses within the seven (7) years prior to the application date.
- Any Prostitution related convictions (Felony/Misdemeanor) within the seven (7) years prior to the application date.
- Any of the above related charges resulting in “Adjudication Withheld” and/or “Deferred Adjudication”. Active Status on Probation or Parole resulting from any of the above within the seven (7) years prior to the application date.
- Any Terrorism Related convictions (Felony/Misdemeanor) – NO TIME LIMIT
- Any Sex related convictions (Felony/Misdemeanor) – NO TIME LIMIT

Applicant Consent

The undersigned applicant(s) and co-signer(s) hereby consent to allow the apartment community, through its designated agents or associates, to obtain a consumer report and/or criminal record information on each of us and to obtain and verify each of our credit and employment information for the purpose of determining whether to lease an apartment or home to me/us. We also agree and understand that owner and its agents and associates may obtain additional consumer reports on each of us in the future to update or review our account. Upon my/our request, owner will tell me/us whether consumer reports were requested and the names and addresses of any consumer-reporting agency that provided such reports.

Applicant	Date
Applicant	Date
Applicant	Date
Applicant	Date