



ADVANCED MANAGEMENT GROUP

Residential Application – Applicant(s) Requirements

In order to ensure each applicant(s) is treated within the Fair Housing guidelines and has an opportunity to secure housing, which benefits their needs and desires, the following requirements have been established by Advanced Management Group:

- Applicant(s) must be able to prove their gross monthly income of 2 and ½ times the monthly rent. This includes self-employed and tip-earning persons. Payroll stubs, IRS returns, letters of income or ANY bank statement indicating the entire rental lease term could be paid (in full), must be submitted with application.
- Applicant(s) MAY be required to inspect premises, both interior and exterior, prior to submitting an application.
- Applicant(s) is required to submit a *NON-REFUNDABLE APPLICATION FEE* of \$35.00 per applicant. The funds can be cash (with a receipt given by Advanced Management Group), a money order, a cashier's check, or PayPal. Additional fees will apply if payment is received via PayPal.
- Applicant(s) is required to submit a *HOLDING FEE* of \$200.00. The funds can be cash (with a receipt given by Advanced Management Group), a money order, a cashier's check, or PayPal (additional fees apply). *

* Upon approval of application, the Holding Fee 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 the terms of the Residential Lease Agreement.

- Applicant(s) is required to pay a *SECURITY DEPOSIT, certified funds only*. Should the resident NOT fulfill the terms of their Residential Lease Agreement resident agrees to forfeit their Security Deposit in full.**

** Standard security deposit is equal to one (1) month's rent and may be increased, at Advanced Management Group's discretion, for each of the following:

- Bankruptcy (must be discharged),
 - Poor credit & rental history,
 - Las Vegas resident for less than one (1) year, unless moving due to a job transfer with the same company,
 - Pets, which may be subject to homeowner approval; the pet fee (if applicable) is \$200 and is *NON-REFUNDABLE*.
- Applicant(s) *CANNOT* have any prior housing evictions. This automatically disqualifies the potential applicant(s) from renting a home from Advanced Management Group.
 - One of the applicant(s) *MINIMUM CREDIT SCORE* must be at least 550 (FICO) in order to qualify for approval of our rental properties.
 - Applicant(s) *CANNOT* have any unpaid collection accounts for landlords or utility companies.

Additional Notes:

- *Properties can be held for up to three (3) weeks from date of approval, if security deposit is paid in full.*
- *Standard lease term is one (1) year, unless owner approves otherwise.*

Advanced Management Group
 2775 S. Rainbow Blvd., Suite #101C
 Las Vegas, Nevada 89146
 Office 702.699.9261
 Fax 702.732.0204



Residential Rental Application

Applicant Information

| | | | |
|--------------------------------|----------------------|------------------------|-----------|
| Property Address Applying For: | | | |
| Move-in Date: | | Monthly Rent: | |
| Name: | | Email: | |
| Date of Birth: | SSN: | Phone: | |
| Current Address: | | | |
| Landlord name: | | Landlord phone #: | |
| Own | Rent (Please circle) | Monthly Rent/Mortgage: | How long? |
| Previous Address: | | | |
| Landlord name: | | Landlord phone #: | |
| Own | Rent (Please circle) | Monthly Rent/Mortgage: | How long? |

Employment Information

| | | |
|-------------------|-------------------------------|----------------|
| Current Employer: | | |
| Employer Address: | | How long? |
| City: | State: | Zip: |
| Supervisor: | Phone: | Fax: |
| Position: | Hourly Salary (Please circle) | Annual Income: |

Emergency Contact

| | | |
|---------------------------------------|--------|--------|
| Name of person not residing with you: | | |
| Address: | | |
| City: | State: | Zip: |
| Relationship: | | Phone: |
| Name of person not residing with you: | | |
| Address: | | |
| City: | State: | Zip: |
| Relationship: | | Phone: |

References

| | |
|----------|--------|
| Name: | Phone: |
| Address: | |
| Name: | Phone: |
| Address: | |

All other persons (and their relationship to you) to occupy the home:

| |
|--|
| |
| |
| |
| |

This home is offered "as is." Any concerns regarding the property should be addressed below:

| |
|--|
| |
| |

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Pet Application/Registration

Pet Application/Registration

Pet owners must complete a Pet Application and Registration Form before application can be processed. Current picture of pet is required.

Pet Regulations

Tenant(s) will be responsible and will pay for any damage or destruction caused by the pet(s) to the leased premises. Such responsibility and liability of tenant(s) will include the repair of damaged items, including but not limited to the cleaning, repairing, or replacing of carpets, drapes, blinds, lawn, trees, shrubs, fences, walls, doors, and screens, to their former condition and/or replacement where necessary, in the sole opinion of the Management. Said costs shall be deducted from the Security Deposit. Failure to pay any balance due shall result in collection and/or legal proceedings.

Name of pet owner(s): _____

Rental Property Address: _____

Home Phone: _____

Work Phone: _____

Pet Information

Pet's name: _____

Age: _____

Breed: _____

Weight: _____

Spayed/Neutered: _____

Gender: _____

Pet's name: _____

Age: _____

Breed: _____

Weight: _____

Spayed/Neutered: _____

Gender: _____

Applicant represents all information on this pet application to be true and accurate. Applicant has read and understand the pet regulations and promises that applicant and members of applicant's household and/or guests promise to fully comply.

Signature of Applicant:

Date:

Signature of Applicant:

Date:



ADVANCED MANAGEMENT GROUP

Consumer Authorization to Obtain Consumer Report

"I hereby authorize Advanced Management Group to obtain a consumer report, and any other information it deems necessary, for the purpose of evaluating my application. I understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment/salary details, vehicle records, licensing records, and/or any other necessary information.

I hereby expressly release Advanced Management Group, and any procurer or furnisher of information, from any liability what-so-ever in the use, procurement, or furnishing of such information, and understand that my application information may be provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies."

Applicant Signature:

Date: