



## Rental Application Guidelines

\*\* 620 FICO Minimum, 3 Times Rent Amount in Verifiable Income, Copy of ID, Last 2 months recent paystub or Bank Statement.

**All people that will be living in the property regard less or age, must be added as additional occupant.**

**All vehicle that belong to occupants must be listed.**

**All pets that will be living at this property must be listed.**

### **ALL APPLICATIONS MUST BE ENTERED ONLINE AT WWW.LV-PM.COM**

- 1) All applications, including the following paperwork, must be filled out completely. If your rental application is not complete, it will not be accepted.
- 2) All applications must include the \$50.00 non-refundable application fee, for the first applicant. \$50.00 per person for each additional applicant. Each person over the age of 18 is required to complete a rental application.
- 3) If applicable, each applicant will be responsible for any employment and landlord verification fees which are charged by their employer or landlord.
- 4) All pets must be disclosed at time of application. If service animal, you must provide copy of Doctor prescription and copy of service animal registration.
- 5) A recent photo of pets is required if applicable. A pet deposit will apply. All pets are subject to owner's approval.
- 6) Your total verifiable gross monthly income must be (3) three times the monthly rent amount. You must provide proof of monthly Income in the form of the (2) two most current pay stubs. Self-employed applicants must provide last year's Income tax return and a copy of the last (6) six months of bank statements.
- 7) Large Vision Property Management will obtain a consumer credit report for each applicant. This report will be generated by property management and not by the applicant. If any evictions, repossessions, or collections from previous rentals are on your credit report you will automatically denied.
- 8) A copy of your driver's license, or other government issued picture ID, is required at time of application.
- 9) **Once the application has been approved, the full security deposit is required within 48 hours. We will only accept a cashier's check or money order. If you decide you no longer want the property, after the application is approved, your security deposit is non-refundable.**
- 10) First month's rent must be paid by certified funds. If move-in is on, or before, the 20th of the month, pro-rated amount is due the 1st of the next month. If move-in is after the 20th, the pro-rated rent is due with the full 1st month's rent at the time of move-in.
- 11) Our company policy is 2 persons per bedroom.
- 12) All out of state applicants must have their application notarized. If someone other than yourself brings in your application, your signature must be notarized.
- 13) Processing takes approximately (2) two business days. Possible delays may be due to verifications not being responded to. If we cannot verify information within (4) four business days, the owner may elect to place the property back on the market. NO APPLICATION WILL BE PROCESSED UNTIL ALL INFORMATION AND APPLICATION FEES ARE RECEIVED.
- 14) Due diligence is required by tenant before submitting applications.
- 15) **TENANT INSURANCE – Tenant is required to obtain, and maintain through tenancy, tenant insurance. Large Vision Property Management must be named as additionally insured. No Lease will be signed until proof of Insurance has been provided.**

We abide by the Federal Fair Housing Act, Nevada Fair Housing Law, and the principles of Equal Opportunity. We do not discriminate on the basis of race, color, creed, national origin, ancestry, sex, marital status, physical or mental disability, or families with children. In accordance

Large Vision Property Management

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with the Federal Fair Housing Act, all applicants will be processed to the above, without exception. These guidelines are subject to change.  
Each office is owned, and operated, independently.

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