



RENTAL APPLICATION

(All applicants must complete RPM and GLVAR applications)

Application Fee

Application Fee is non-refundable and is \$60.00 for the 1st applicant and \$40.00 for each additional applicant. Roommates must submit a separate application. Fee is accepted in certified funds only in the form of a cashier's check or money order payable to Robinson Property Management.

RPM outsources the screening to a third party service (Background Info USA).

A complete background check includes verification of current and previous tenant history, current and previous employment, credit history, contact personal references, and to receive any criminal history information pertaining to the applicant that may be found in federal, state, or local criminal justice agency files and to verify any other information deemed necessary to fulfill the tenant requirements.

In addition to the application, please remit a copy of your driver's license or valid ID, 30 days worth of paystubs or a 60 day banking statement and photo of your pet, if applicable.

Application Processing

Applications are processed upon receipt of the application fee and a complete application form and can take between 24-72 business hours to receive background screening information. The property manager will contact the applicant should additional information be needed or upon acceptance or denial of an application. If denied, applicant will receive a denial letter in writing in the mail.

The applicant is FULLY AWARE that Robinson Property Management reserves the right to process multiple applications at the same time.

The applicant and co-applicant agree to submit security deposit equal to one month's rent within 24 hours of approval to unlist the property. All additional deposits are to be submitted at the time of lease signing.

All move-in costs shall be in the form of certified funds (Cashiers Check, Money Order). The property manager will provide the applicant with a breakdown of funds required prior to occupancy. Should the applicant decide not to rent the property after submitting the security deposits, the security deposits will be retained by the owner as administrative expenses.

Rental Qualifications

Some of the criteria used in qualifying prospective tenants are:

- Credit rating of 600 or above
- Dependable rental history
- Applicant's income to be at least three times the monthly rent

If applicant does not meet the standard requirements, an additional security deposit may be requested up to triple the amount of the rent. Owner will also have the final decision in the approval process.

Security Deposits

Security deposits, cleaning deposits, and pet deposits (if applicable) are required at the time of the lease signing. Security Deposits can vary depending on the applicants' qualifications. All deposits are fully refundable only if the property is in as good or better a condition upon vacancy.

Property Re-Key

All properties are re-keyed upon occupancy. There is a \$100 key charge, due at the lease signing, and is non-refundable. All keys will be in the possession of the tenant; Robinson Property Management, at no time of a tenant's occupancy, will have keys to the property.

Pets

Whether or not pets are allowed in the property depends on the owner. Pet deposits apply per pet. Restrictions apply to certain breeds of dogs. Penalties apply when there is failure to disclose a pet prior to occupancy. Please notify our office before bringing any pet to the property.

Utilities

The applicant is responsible to for all utilities, which may include power, gas, and water. Trash and sewer varies per property. Other services may include satellite access or cable and telephone services and are the sole responsibility of the tenant.

Misc.

Boats, mobile homes, trailers, trampolines and water beds are not allowed on any of our properties unless otherwise stated in the HOA rules and regulations. Installation of satellite dishes may be subject to architectural committee approval if governed by an association.

Lease Term

Lease periods are typically 1 – 2 years. We do not accept short-term leases, unless a current lease is being extended.

This property is offered and accepted in its present condition, including, but not limited to the following:

- a) Overall interior cleanliness
- b) All appliances
- c) All paint, flooring, and window coverings
- d) All landscaping, bushes, trees, and exterior lighting
- e) Garage door openers (if applicable)
- f) Any debris or materials

Initials Initials

Any concerns regarding the appearance of the property should be addressed in writing below. This is simply a request and is not valid unless the owner agrees to the terms in writing.

If you wish your application to be 100% contingent on your request, please initial here _____

Please return completed rental application Monday through Friday 8:30 am to 5:00 pm to Robinson Property Management, LLC at

3765 E Sunset Rd Ste B1
Las Vegas, NV 89120

PLEASE READ CAREFULLY

APPLICANT AUTHORIZATION AND CONSENT FOR RELEASE OF INFORMATION

This release and authorization acknowledges that **Robinson Property Management, LLC**, may now, or any time while I am renting, conduct a verification of my current and previous tenant history, current and previous employment, credit history, contact personal references, and to receive any criminal history information pertaining to me which may be in the files of any Federal, State, or Local criminal justice agency, and to verify any other information deemed necessary to fulfill the Tenant requirements. The results of this verification process will be used to determine tenant eligibility under **Robinson Property Management, LLC** tenant policies. In the event that information from the report is utilized in whole or in part in making an adverse action decision with regard to your potential renter, before making the adverse decision, we will provide you with a copy of the consumer report and a description in writing of your rights under the law.

I authorize Background Info USA and any of its agents, to disclose orally and in writing the results of this verification process to the designated authorized representative of **Robinson Property Management, LLC**

I have read and understand this release and consent, and I authorize the background verification. I authorize persons, schools, current and former employers, current and former landlords and other organizations and Agencies to provide Background Info USA with all information that may be requested. I hereby release all of the persons and Agencies providing such information from any and all claims and damages connected with their release of any requested information. I agree that any copy of this document is as valid as the original.

I do hereby agree to forever release and discharge **Robinson Property Management, LLC**, Background Info USA and their associates to the full extent permitted by law from any claims, damages, losses, liabilities, costs and expenses, or any other charge or complaint filed with any Agency arising from retrieving and reporting of information. According to the Federal Fair Credit Reporting Act, I am entitled to know if tenant was denied based on information obtained by my prospective employer and to receive a disclosure of the public record information and of the nature and scope of the investigative report.

Applicant Signature

Print Name Clearly

Co-Applicant Signature

Print Name Clearly

Date

PLEASE FAX TO 1-800-383-7187
OR EMAIL TO: research@backgroundinfousa.com

