STOUT MANAGEMENT PROPERTY PARK HOUSE

GENERAL RENTAL AND OCCUPANCY CRITERIA GUIDELINES

Credit Approval Criteria

ALL APPLICANTS WILL BE APPROVED ON THE FOLLOWING CRITERIA:

A RENTAL APPLICATION MUST BE PROCESSED ON ALL PROSPECTIVE RESIDENTS 18 YEARS OF AGE OR OLDER AND A NON-REFUNDABLE APPLICATION FEE PAID FOR EACH APPLICANT.

- 1. **INCOME:** Gross income per apartment must be 2.5 times the amount of the monthly rent. If not verifiable by employer, we require a copy of the previous year's tax return/W-2 or the past one month of paycheck stubs or bank statements.
- **2. EMPLOYMENT:** A prospect must have verifiable current employment and six months' employment history or a verifiable source of income. Any applicant unable to meet this criterion may be accepted as a resident provided that their anticipated residency term is paid up front.
- 3. **CREDIT:** A credit report will be processed on each applicant. All applicants will be evaluated on a percentage system. The applicant must have 50% positive credit on the current status of all accounts. Any accounts, excluding judgements that are over two years old will be waived in determining percentage of credit. No credit history will be interpreted as good credit, but an additional deposit may be required. If an applicant takes exception with the credit finding, he or she is responsible for contacting the credit bureau. If the discrepancy can be cleared up, applicant will be considered on a basis of new information.
- 4. **RENTAL HISTORY**: Minimum of one-year rental history consisting of no more than two (2) late payments per year

AN APPLICANT WILL AUTOMATICALLY BE DENIED FOR THE FOLLOWING REASONS:

- A. Anyone who has unresolved debts to a previous landlord/mortgagor and/or noncompliance with the terms of the lease/contract and/or community policies.
- B. Anyone that has been evicted by a previous landlord for cause.
- C. Anyone has been convicted of a felony within the past seven years.
- D. Falsification of any information on the rental application.
- E. Anyone currently in the process of filing a bankruptcy.
- 5. **AGE**: Applicants must be at least 18 years of age.
- 6. **OCCUPANCY:** Maximum number of occupants per apartment: 1 bedroom and one bath: 3 occupants; Two bedrooms and two baths: 5 occupants; Three bedrooms and two baths: 6 occupants. If for any reason, the number of occupants exceeds the maximum number for that floor plan, residents will have until the expiration of the lease term to transfer to the appropriate floor plan to comply with our occupancy limits.
- 7. **SECURITY DEPOSIT:** A security deposit is required and must be paid in full prior to moving in. If applicant is not approved, a check for the amount of holding will be mailed within 30 days. The holding deposit is non-refundable upon applicant cancellation after 24 hours.
- 8. **PET DEPOSIT/PET POLICY:** Pets may be allowed with a deposit, in addition to a monthly pet rent and/or a one-time fee. All residents with pets must have a pet agreement on file. (The only exception would be pets, which are designated, as service animals required to accompany a resident with a verified disability for the specific purpose of aiding that person).
- 9. **GARAGES:** Applicant agrees to management's assignment of garages spaces.

RENT: All move in rents, deposits, and fees must be paid by money order or cashier's check. If the bank returns the holding deposit check, application will automatically be denied.

APPLICATION AND OFFER TO RENT/LEASE REAL PROPERTY

Managed by: Stout Management THE PROPERTY: <u>Park House</u>											
Agent:		Telephon	ne: (<u>702)</u>	998-	-4118	F	ax :(702)	998-8598	<u>3</u>		
RESERVATION INFORM	MATION:										
Address of Apartment/Uni	t:	Apt	or Unit#		City:					Zip:	
8925 West Flamingo Road			Las V			egas NV				89147	
Rental Rate Concessions Offered:			Intended Move In			Length of Lease Term:				Marketing	
			Date:			12 Month Lease			S	Source:	
\$per											
Instructions to Applicant: Use black ink. Except for your signature, all information in this Application must be PRINTED in a clear and legible manner. One Application must be filled out ENTIRELY and COMPLETELY by each intended adult occupant. Each Applicant must show satisfactory identification to owner/manager at the time this application is submitted for processing. APPLICANT'S PERSONAL DATA ()											
E-MAIL ADDRESS, Applica	ant:				C	o-App					
									STATE	1	
FULL NAME: FIRST-MIDDLE-LAST-			SOCIAL	JRITY	RITY DRI'		RIVER LICENSE		BIRTH DATE		
SPOUSE:											
ALL OTHER NAMES BY WHICH YOU HAVE BEEN KNOWN:											
OTHER PERSONS TO OCCUPY THE PROPERTY											
FULL NAME		RELATIO	IONSHIP D.			O.B. OCCU			CCUPATI	PATION	
RESIDENCE HISTORY (List ALL residences for at least the past 2 years. START WITH PRESENT RESIDENCE.)											
STREET ADDRESS CITY		STATE	ZIP	DA	DATE IN		ENT/MO	LANDLORD 1		NAME AND PHONE	
				+							
				1							
EMPLOYMENT HISTORY (List ALL employers for the past 2 years. START WITH PRESENT EMPLOYER.)											
				POSITION OR		$\{ \mid \ : $	START	MONTHLY			
NAME	COMPANY ADDRESS		PHONE		Е	OCCUPATION			DATE	WAGE	

					-							
BANKING INFORMATION												
BANK OR S&L NAME	BRANCH		PHONE		ACCOUNT #		DATE OPE	ENED	PRES	ESENT BALANCE		
NEAREST RELATIVE REF	ERENCES	(NOT I	LIVING WITH	I YOU)								
·			RELATIONSHIP								PHONE	
<u> </u>					TIDENCES .							
			IN CASE OF	EMED(CENCV NO	TIEV						
FULL NAME			LATIONSHIP	ENTERC	SENCT NO		DRESS		PHONE			
POLE NAME		KEI	RELATIONSHIP		ADDRESS						THONE	
Does your Emergency Contac	ct Have PE	RMISS	ION to ENTE	R Apt.#	,In	the Eve	ent of an EM	ERGEN	CY: Y	ES	NO	
AUTOMOBILES				_								
MAKE MODE		L	YEAR		LICENSE NUMBER		INSURANCE CO			CO.		
ACTIVE CREDIT ACCOUN	JTS											
CREDITOR			YEAR OPENED		D CREDITOR Y					YEAR OI	YEAR OPENED	
					<u> </u>							
										YES	NO	
DO YOU HAVE OR INTEND TO H	IAVE WATER	FILLED !	FURNITURE IN T	THE RENT	'AL UNIT?							
HAS ANY CIVIL JUDGEMENT BE	EN ENTEREC	AGAINS	ST YOU FOR THE	E COLLEC	TION OF A D	EBT IN T	HE PAST 10 YE	ARS?				
DO YOU HAVE OR INTEND TO H	IAVE ANY PE	TS IN TH	IE RENTAL UNIT	?? Type and	l Breed:							
HAVE YOU FILED FOR BANKRU	PTCY IN THE	PAST 10	YEARS?									
HAVE YOU EVER BEEN EVICTE	O OR REFUSE	D TO PA	Y RENT FOR AN	Y REASO	N?							
HAVE YOU EVER BEEN ARREST	ED FOR A FE	LONY OI	R CONVICTED F	OR A MISI	DEMEANOR?	•						
IF ANY QUESTION ABOVE HAS I	BEEN ANSWE	ERED "YE	ES", PLEASE EXP	PLAIN:								
The undersigned Applicant herel his Application is not a Rental Agapproval of this Application. A non-refundable credit check fee	greement/Leas	se and the	at Applicant has process this Ap	no rights	to said prope and an <u>Applic</u>	erty until	a Rental Agree	ment/Leas	se is dul	y executed	after the	
Applicant to the owner/manager w	hen this App	lication i	s turned in for pr	rocessing.								

The <u>Application Deposit</u> is fully refundable within thirty (30) days of receipt, if Applicant is rejected, or if written notice revoking this offer is received within 24 hours of receipt of deposit. <u>Application Deposit</u> will be forfeited if applicant revokes this offer after the initial 24-hour period.

Applicant represents all information in this Application to be true and accurate. Applicant hereby authorizes owner/manager and his/her/its employees and agents to verify said information and make independent investigations in person, by mail, phone, fax, or otherwise, to determine Applicant's rental, credit, financial and character standing. Applicant hereby releases owner/manager, his/her/its employees and agents and any and all other firms or persons investigating or supplying information, from any liability whatsoever concerning the release and/or use of said information and further, will defend and hold them all harmless from any suit or reprisal whatsoever. All holders, public and private, of any such information are hereby authorized to release, without reservation or limitation, any and all such information they have concerning Applicant and in so doing, will be acting on Applicant's behalf at Applicant's request and will be held blameless and without any liability whatsoever. A copy, fax, or other reproduction of this Authorization shall be as effective as the original.

NOTE: If this application is accepted, following are the initial move-in costs and are to be paid by cashiers check or money order **ONLY**. **NO PERSONAL CHECKS** are accepted at move-in. After move in, rent may be paid by personal check. Utilities must be put in resident's name prior to move-in. Bring verification at time of move-in.

Pro-rate Rent	\$	Pet Rent	Pet Rent		=		
Additional Month Rent	\$*	Application	Fee	\$	_		
Utilities	\$	Garage/Stor	rage/Insurance	\$	_		
Pet Deposit (refundable)	\$	Washer Dry	er Rent	\$	-		
Security Deposit	\$*	* Concession	s off rent only	\$<	_>		
KEY/Gate Deposit	\$	TOTAL DU	JE	\$			
Redecorating Fee (NR) (cleaning)	\$	LESS; REC	EIVED TODAY	\$<	_>		
Qualifying Fee	\$	TOTAL D	UE AT MOVE-IN	\$	_		
*(Charged if after the 25th of month) *	* Extra deposit may	be required depend	ing on rental criteria		(Revised 8-4-14)		
Dated	Applicant's Signatur	re	Applicant's Name PRINTED				
Dated	Applicant's Signatur	re	Applica	ED			
Dated	Agent		COPY OF RENTAL CRI	TERIA GIVEN TO AP	PLICANT:		