



RENTAL APPLICATION



1 FAIR HOUSING Nevada strictly abides by the Federal Fair Housing Act, Nevada Fair Housing Law and principles of
 2 equal opportunity. It is strictly prohibited to discriminate on the basis of race, religious creed, color, national origin,
 3 disability, sexual orientation, gender identity or expression, ancestry, familial status or sex.

4
 5 APPLICANTS The application fee is \$ 50.00 per Tenant .
 6 Fee must be paid by cash, cashier's check money order debit/credit card.
 7 Any fee charged by employer to verify employment must be paid by the applicant in advance. Fees are non-refundable, and
 8 must be paid separately from any security deposits or pet fees.

CREDIT CRITERIA, PROOF OF INCOME AND IDENTIFICATION

11 Please attach the following to upon making application:

- 12 Copies of last two (2) most recent paycheck stubs.
- 13 Copy of last year's income tax return
- 14 Copies of last three (3) months bank statements
- 15 Proof of Other Income (SIIS, child support, etc.)
- 16 Copy of driver's license, military ID or state ID
- 17 Other **Proof of income as needed** _____
- 18 Other _____
- 19 Other _____
- 20 Other _____

21
 22 WHEN YOUR APPLICATION IS COMPLETE Please submit Rental Application, processing fees, credit criteria, proof
 23 of income and identification to Desert Diamonds Realty rentals@deserstdiamonds.com 305 Stewart St Reno 89502 .
 24 Incomplete Rental Applications will not be processed.

26 Additional Information Requested:

27 **Full Legal Name Required**
 28 **Email Address for Landlord and Employers**
 29 **As Requested by Management**

32 Please allow 3 business days to process applications. For questions or concerns regarding the Rental Application please
 33 contact the Licensee below.

35 Brokerage Desert Diamonds Realty, Inc. Licensee Phil Sunseri #32088
 37 Address 305 Stewart Street Contact Phone: (775) 741-9944
 39 City, State, Zip: Reno, NV 89502 Email Address: rentals@deserstdiamonds.com

Property Address: _____

Applicant Initials [_____ / _____ / _____ / _____]



APPLICANT



1 Application will not be accepted if received without being initialed and signed by applicant. Please use additional applications
2 if more than two persons are applying.

3
4 Applicant hereby makes this request to rent the following property under the following terms and conditions:

5
6 Requested Move In Date: _____
7 Property Address _____ City _____ State _____ Zip _____
8 (Non-Refundable) Application Fee \$ 50.00 Rent \$ _____ Security Deposit \$ _____
9 (Non-Refundable) Processing Fee \$ _____ Key Fee \$ _____ Pet Deposit \$ _____

10 Cleaning Fee \$ _____ Other \$ _____
11 Evidenced by: Cash Check Cashiers Check Money Order

12
13 Applicant Name _____ Birth Date _____
14 Social Security Number _____ Drivers License _____ State _____
15 Home Phone _____ Cell Phone _____
16 Work Phone _____ Email _____

17
18 Current Address: _____ City _____ State _____ Zip _____
19 Owned Rent Payment \$ _____ How Long? _____
20 Landlord Name/Mortgage Holder _____ Phone _____
21 Reason for leaving: _____

22 *If less than 3 Years*
23 Prior Address _____ City _____ State _____ Zip _____
24 Owned Rent Payment \$ _____ How Long? _____
25 Landlord Name/Mortgage Holder _____ Phone _____
26 Reason for leaving _____

27
28 Current Employer _____ Employed as _____ How Long? _____
29 Address _____ City _____ State _____ Zip _____
30 Phone _____ Fax _____
31 Salary \$ _____ Per/Mo _____ Supervisor _____
32 Other Income Source _____ Amount \$ _____

33 *If less than 3 Years*
34 Prior Employer _____ Employed as _____ How Long? _____
35 Address _____ City _____ State _____ Zip _____
36 Phone _____ Fax _____
37 Salary \$ _____ Per/Mo _____ Supervisor _____

38
39 Monthly Obligations Total \$ _____
40 Auto Loan \$ _____ Auto Insurance \$ _____
41 Health Insurance \$ _____ Child Support \$ _____
42 Credit Card \$ _____ Credit Card \$ _____
43 Other \$ _____ Other \$ _____

44
45 How long will Applicant live here? _____ Does anyone in the household smoke? Yes No
46
47 Applicant Emergency Contact Name _____ Relationship _____
48 Cell Phone _____ Work Phone _____
49 Other Phone _____
50 Address _____ City _____ State _____ Zip _____

Property Address: _____

Applicant Initials [_____ / _____ / _____]



CO-APPLICANT



1 Co-Applicant Name _____ Birth Date _____
 2 Social Security Number _____ Drivers License _____ State _____
 3 Home Phone _____ Cell Phone _____
 4 Work Phone _____ Email _____
 5
 6 Current Address: _____ City _____ State _____ Zip _____
 7 Owned Rent Payment \$ _____ How Long? _____
 8 Landlord Name/Mortgage Holder _____ Phone _____
 9 Reason for leaving: _____
 10 *If less than 3 Years*
 11 Prior Address _____ City _____ State _____ Zip _____
 12 Owned Rent Payment \$ _____ How Long? _____
 13 Landlord Name/Mortgage Holder _____ Phone _____
 14 Reason for leaving _____
 15
 16 Current Employer _____ Employed as _____ How Long? _____
 17 Address _____ City _____ State _____ Zip _____
 18 Phone _____ Fax _____
 19 Salary \$ _____ Per/Mo _____ Supervisor _____
 20 Other Income Source _____ Amount \$ _____
 21 *If less than 3 Years*
 22 Prior Employer _____ Employed as _____ How Long? _____
 23 Address _____ City _____ State _____ Zip _____
 24 Phone _____ Fax _____
 25 Salary \$ _____ Per/Mo _____ Supervisor _____
 26
 27 Monthly Obligations Total \$ _____
 28 Auto Loan \$ _____ Auto Insurance \$ _____
 29 Health Insurance \$ _____ Child Support \$ _____
 30 Credit Card \$ _____ Credit Card \$ _____
 31 Other \$ _____ Other \$ _____
 32
 33 How long will Applicant live here? _____ Does anyone in the household smoke? Yes No
 34
 35 Co-Applicant Emergency Contact Name _____ Relationship _____
 36 Cell Phone _____ Work Phone _____
 37 Other Phone _____
 38 Address _____ City _____ State _____ Zip _____

Property Address: _____

Applicant Initials [_____ / _____ / _____ / _____]



GENERAL QUESTIONNAIRE



1 How did you hear about this property? _____
 2 Please explain why you are moving from your current location? _____
 3 _____

4 Has any Applicant ever had recurring problems with current apartment or landlord? Yes No If yes, please explain:
 5 _____
 6 _____

7 Has any Applicant ever been served a late rent notice? Yes No If yes, please explain:
 8 _____
 9 _____

10 Has any Applicant ever willfully refused to pay rent when due? Yes No If yes, please explain:
 11 _____
 12 _____

13 Has any Applicant ever been evicted? Yes No If yes, please explain:
 14 _____
 15 _____

16 Has any Applicant ever filed bankruptcy? Yes No If yes, please explain:
 17 _____
 18 _____

19 Has any Applicant been a party to a lawsuit? Yes No If yes, please explain:
 20 _____
 21 _____

22 Has any applicant or occupant ever been convicted of a gross misdemeanor or felony? Yes No If yes, please explain:
 23 _____
 24 _____

25 Is any applicant or occupant required to register or has been convicted as a sex offender? Yes No If yes, please
 26 explain: _____

27 We may run a credit check and a criminal background check. Is there anything negative we will find that you want to
 28 comment on? _____
 29 _____

30
 31 Does any Applicant plan to use liquid filled furniture? Yes No Furniture type _____
 32 _____

33 Do you have Pets? Yes No If Yes, type of pet: _____
 34 Contact Licensee for Pet Application.

35
 36 In addition to Applicant(s), other persons to be at premises:
 37 Name: _____ Age _____ Relationship _____ Occupation _____
 38 Name: _____ Age _____ Relationship _____ Occupation _____
 39 Name: _____ Age _____ Relationship _____ Occupation _____
 40 Name: _____ Age _____ Relationship _____ Occupation _____

41
 42 Vehicles
 43 Make _____ Model _____ Color _____ License # _____ State _____
 44 Make _____ Model _____ Color _____ License # _____ State _____
 45 Make _____ Model _____ Color _____ License # _____ State _____
 46 Make _____ Model _____ Color _____ License # _____ State _____

Property Address: _____

Applicant Initials [_____ / _____ / _____ / _____]



VERIFICATION OF EMPLOYMENT



1 EMPLOYER CONTACT INFORMATION

2
3 Applicant Name: _____

4
5 Company Name: _____ Address: _____

6
7 Supervisor: _____ Email: _____

8
9 Phone Number: _____ Fax Number: _____

10
11 **Applicant authorizes verification of employment.**

12
13 Applicant Signature: _____ Date : _____

14
15
16
17 **EMPLOYER ONLY BELOW THIS LINE**

18
19 **To Whom it May Concern:**

20 One of your employees (named above) has applied to rent one of our properties. Please verify the following
21 information below. See authorization attached.

22
23 **Date of Employment**

24 Hired Date: _____ Termination Date: _____

25 Employee is paid: Hourly \$ _____ Salary \$ _____

26 Hours per week: _____

27 Frequency: Weekly Bi-Weekly Monthly

28
29 Supervisor Signature: _____ Date: _____

30
31
32
33
34
35 **Please return complete form to:**

36 Brokerage: Desert Diamonds Realty, Inc.

37 Phone: 7757419944

38 Address: 305 Stewart Street

39 Email: rentals@deserstdiamonds.com

Licensee Phil Sunseri #32088

Fax: N/A

City State Zip: Reno, NV 89502

Property Address: _____

Applicant Initials [_____ / _____ / _____ / _____]



VERIFICATION OF RENTAL HISTORY



1 Applicant Name: _____
 2 Name of Landlord/Property Manager: _____
 3 Previous/Current Rental Address: _____
 4 Management Phone Number: _____
 5 Management Fax Number: _____
 6

7 **Applicant authorizes verification of rental history.**

8
 9 Applicant Signature: _____ Date : _____
 10

11 **LANDLORD ONLY BELOW THIS LINE**

12 **To Whom it May Concern:**

13 One of your tenants (named above) has applied to rent one of our properties. Please verify the following
 14 information below. See authorization attached.
 15

16 Tenant Occupied the above property from _____ to _____
 17 Any late rent payments? No Yes If yes, how many? _____
 18 Any NSF? No Yes If yes, how many? _____
 19 Deposit refunded? No Yes Comments: _____
 20 Was proper notice to vacate given? No Yes Comments: _____
 21

22 Condition property left in: Excellent Good Fair Poor Comments: _____
 23

24 Did the tenant have any pets? No Yes What kind? _____
 25

26 Would you rent to the Tenant again? No Yes
 27

28 Other comments: _____
 29
 30
 31

32 Landlord/Manager Signature: _____ Date: _____
 33
 34
 35
 36
 37

38 **Please return complete form to:**

39 Brokerage: Desert Diamonds Realty, Inc. Licensee Phil Sunseri #32088
 40 Phone: 7757419944 Fax: N/A
 41 Address: 305 Stewart Street City State Zip: Reno, NV 89502
 42 Email: rentals@desertdiamonds.com

Property Address: _____

Applicant Initials [_____ / _____ / _____ / _____]



APPLICANT AGREEMENT AND AUTHORIZATION



- 1 A. Applicant declares that the information provided is true and accurate. Applicant authorizes verification of employment,
- 2 criminal records, credit, verification of references and current and previous landlords.
- 3 B. Applicant understands and acknowledges, that a false statement made on this application are grounds for denial of
- 4 rental to Applicant. Any statement on this application may be construed as a condition precedent to any binding rental
- 5 agreement or contract between Applicant and landlord.
- 6 C. The Applicant and Brokerage understand and agree the Broker is required to implement and maintain reasonable
- 7 security measures to protect the personal information of the Applicant from unauthorized access, acquisition,
- 8 destruction, use, modification or disclosure.
- 9 D. Landlord and Licensee will not be bound by any representations, agreements or promises, written or oral, made by
- 10 landlord or Licensee unless contained in the Rental Agreement signed by landlord or landlord's Licensee.
- 11 E. Applicant understands that Applicant acquires no rights to premises until execution of a Rental Agreement and deposit
- 12 of rent and security deposit.
- 13 F. Applicant understand that **Desert Diamonds Realty** _____ is the leasing Licensee and representative for the
- 14 landlord of the premises located at _____.
- 15 G. Applicant agrees to execute a Rental Agreement within Negotiable business days after being notified of acceptance of this
- 16 Application.

17
 18 I understand that any discrepancy or lack of information may result in the rejection of this application and that this is an
 19 application for an apartment/home and does not constitute a rental or lease agreement in whole or part.

20
 21 APPLICANT _____ DATE _____
 22
 23 CO-APPLICANT _____ DATE _____
 24
 25 CO-APPLICANT _____ DATE _____
 26
 27 CO-APPLICANT _____ DATE _____

Property Address: _____.

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