

RENTAL GUIDELINES

At Realty Club Las Vegas (RCLV) we hope to make the process of moving into one of our Las Vegas rental homes easy for everyone involved. RCLV is the exclusive agent of the Las Vegas property owner and we represent the home owner with a fiduciary duty solely to our client. All federal, state, and local laws are followed and each application is processed without regard to race, color, religion, sex, handicap, familial status, and/or national origin of applicant. We are licensed professionals and abide by the most up to date federal, state, and local statutes pertaining to rental regulations.

VIEWING PROPERTIES: We prefer that all applicants see the Las Vegas rental homes they are applying for before submitting an application. Contact our office by phone or email and we will be happy to connect you with a leasing agent who will set an appointment with you for showing. For safety reasons, we will show homes in daylight hours only. We ask that one hour prior to your appointment you call the leasing agent and confirm the appointment.

PROCESSING: Applications must meet the requirements set forth in this guideline. Every person 18 years of age or older who will be living in the Las Vegas rental home must complete a separate application and pay the non-refundable application fee of \$75, payable in certified funds only. Married couples pay one \$75 application fee. Applications must be complete, signed and pre-paid before processed. Negotiations will not be addressed with the Nevada home owner until an application is processed. Applications are processed in the order received and we reserve the right to process multiple applications on one property. Until a security deposit is paid, applications will continue to be accepted. The normal time frame for application processing is 24 hours, however delays can result depending on response time from the applicants' previous landlords and employers. A copy of the driver's license or other federally issued ID is required with applications. All information provided is subject to written verification. Any false information will result in a denial.

RENTAL HISTORY: Applicant is expected to have good rental references to be approved for one of our Las Vegas rental houses. Relatives are not an acceptable rental reference. If the applicant currently owns a home, or has just sold a home documentation must be provided with the application. Reasons for denial may include, but are not limited to: Evictions, 5-day pay or quit notices, excessive damages beyond normal wear, illegal activity, failure to provide notice to vacate, and balance still owed.

INCOME: Applicant will be considered on current debt to income ratio. Existing job history should be a minimum of three months. If transferring from out of state to Las Vegas with a current employer, an intent to hire letter should be submitted with the application. Other acceptable forms of income verification are bank statements or tax returns. Applicants must provide documentation of social security income and child support if presented as income. The acceptance or denial of Section 8 Housing programs is left up to individual home owners; therefore, RCLV may or may not have inventory available for these programs for rental homes in Las Vegas.

CREDIT: We evaluate credit by the entire report and not simply the score. Any unpaid utility bills, outstanding real estate debts, or open bankruptcy may result in denial. Any felony criminal conviction will be an automatic denial. Credit problems are understandable; an increased security deposit and/or advanced rent payment may be required for approval.

PETS: If the property owner agrees to allow a pet, an additional \$500 deposit is required. Due to liability, home owners association limitations, and insurance costs the following types of dogs are rarely accepted: Pit Bulls, Rotweilers, Doberman Pinchers, German Shepherds, wild dogs such as wolves, coyotes and dingos. Cats must be spayed or neutered and declawed. No puppies or kittens will be allowed. Companion and support animals are considered service animals and as such are exempt from standard pet restrictions in our Las Vegas rental homes.

SECURITY DEPOSIT: Upon approval of your rental application, the security deposit is due in full within 48 hours; payable in certified funds only. The Las Vegas property will be taken off the available market and held for a maximum of two weeks at which point the rent payment must begin. Should an approved applicant change their mind and back out of the deal, the security deposit is not refundable.

SHORT TERMS: The majority of our Las Vegas rental properties have a minimum of a 6 month lease term. Shorter term leases, if approved, will often result in an increase in the monthly rent.

PROPERTY CONDITIONS: At RCLV we hold a high standard in preparing the properties for rent. Properties are rented "as-is, where-is," however, if there are any issues with a property you are applying for, be sure to bring concerns to our attention in the application process. We will present the request to the property owner and if approved the necessary change or service will be taken care of before your occupancy or noted on the lease.

LEASE SIGNING: We will set an appointment to sign the lease at our office. At that time your 1st rental payment is due. Regardless of the date, a full month's rent is due at the lease signing. The 2nd month of tenancy will be any pro-rated portion of rent. Keys, remotes, codes, rules and regulations will be provided to you at that time. Appointments are scheduled Monday through Friday, 9am to 5pm.

All remaining rent proceeds being paid at the time of lease signing must be in the form of certified funds.