



FAIR HOUSING Gauler Realty, Real Estate & Property Management strictly abides by the Federal Fair Housing Act, Nevada Fair Housing Law and principles of equal opportunity. We do not discriminate on the basis of race, color, religion, national origin, ancestry, sex, marital status, physical or mental disability, familial status, sexual orientation, or gender identity/ expression.

AGENCY DISCLOSURE You acknowledge that attached is a "Duties Owed by a Nevada Real Estate Licensee" for, and you further acknowledge your understanding that **our company represents the owner/s of the property** for which you are applying to rent.

CONFIDENTIALITY YOUR PRIVACY IS IMPORTANT TO US. PLEASE READ OUR PRIVACY POLICY ON OUR WEBSITE.

APPLICANTS Each proposed occupant, **18 years of age or older**, must complete a separate a rental application. Our application processing fee is **\$40.00 per application**. This fee must be paid in cash, money order, or cashier's check. This fee is non-refundable. If there is more than one applicant, you application scores will be blended to arrive at a decision (see attached). We will accept co-signers, if needed. Co-signers must complete a separate rental application and will be required to execute the rental agreement along with the residents of the property. **Co-signer/s will be fully obligated to all conditions and terms of the rental property lease.**

SCREENING CRITERIA Gauler Realty, Real Estate & Property Management may obtain a consumer credit report for each applicant. This report must be generated by Gauler Realty, Real Estate & Property Management and not the applicant. Although we do evaluate credit worthiness, we do not use your credit score as a sole determine factor in our decision to approve or decline your application. In addition to a credit report we also run a fraud search, eviction search, bad check search, national criminal data base scan and driver's license verification. We may contact current and previous landlords, employers and reference provided by you.

VERIFICATION PROCESS Verification of your information will be done by a company licensed to perform this process. They will provide Gauler Realty with the results of their investigation. This information will be used to determine approval of your application; however, these reports will not be available to you. You will be provided a case number and the instructions to obtain the reported information if you request it within 5 days of the date the report was issued.

INCOME VERIFICATION Proof of Income Please provide us with copies of your **last 2 paycheck stubs** or a letter on company letterhead from your employer to verify income. If you are un-employed or self-employed, please provide a copy of your last year's income tax return and documentation if you wish us to consider it.

IDENTIFICATION Photo identification is **required**. Please provide a copy of your driver's license, military ID, or state ID.

NUMBER OF OCCUPANTS The maximum number of occupants allowed in the property is **2 persons per bedroom plus one extra person**. EXAMPLE: 1 BEDROOM RENTAL = 3 PEOPLE. 2 BEDROOM RENTAL = 5 PEOPLE, etc.

SMOKING POLICY All of our rental properties are non-smoking properties. No smoking is permitted inside any of our homes.

PETS Most of our properties will consider pets on a case by case basis. If you have a pet in the house, even if it is not yours, it must be approved by management or you will be considered in breach of your lease. If approved, your security deposit will be increased by \$300.00 for each pet. No pet houses include ALL animals and visiting animals.

RENT PRORATION All rents are prorated to become due on the first day of each month. Leases that commence on or after the fifteenth day of the month will require the full payment of both the second month's rent and the pro-rated first month's rent at the time of move-in, in addition to the security deposit. **ALL SECURITY DEPOSITS TO BE PAID BY MONEY ORDER OR CASHIER'S CHECK.**

FALSE INFORMATION If any information provided on your application proves to be false or misleading, your application will be denied and your application fees forfeited. If you have already entered into a rental agreement when we discover the false information, you will be subject to immediate eviction from the premises.

WHERE TO APPLY Please **DELIVER OR MAIL** your application along with the **\$40.00 processing fee per person, photo identification, proof of income and pet photos** to **Gauler Realty, Real Estate & Property Management, 475 Hill Street, Suite F, Reno, NV 89501.**

HOW AND WHEN DO WE DECIDE? It usually takes a day or two to process rental applications. Please see the scoring sheet attached to see our scoring system we use to score your application. If you have any questions about completing your application, please call our office at 775-322-1300.

APPLICATION TO RENT RESIDENTIAL PROPERTY

Please fill out completely.

Today's Date: _____ I hereby make application to rent the property located at:
_____ (address)

Beginning on the _____ day of _____ 20____ At a monthly rental rate of \$ _____.

Security deposit of \$ _____. Length of Lease Requested: _____

APPLICANT NAME: _____ EMAIL: _____

BIRTH DATE: _____ CELL PHONE _____ SOCIAL SECURITY #: _____

**NAMES OF ALL PERSONS (including Applicant) WHO WILL LIVE IN THE PROPERTY,
AND THEIR RELATIONSHIP TO THE APPLICANT:**

Note: All occupants aged 18 yrs. or older must complete a separate rental application, and pay the processing fee of \$40. It is our policy to include all adults as parties to the lease individually and jointly. Please attach list, if necessary.

FULL NAME	RELATIONSHIP	AGE	FULL NAME	RELATIONSHIP	AGE
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Do you have any pets? _____ How many pets? _____ What kind(s) of pets? _____

Age of pet(s)? _____ Weight of pet(s) in pounds: _____

Please provide a photo of your pet(s).

If your pet is a certified service animal, please provide certification.

Please provide at least 5 years of residence history. (Attach additional pages, if needed.)

Present address: _____ Monthly rent: _____
How long have you lived here? _____ Reason for moving: _____
Landlord's name: _____ E-mail: _____ Phone: _____
Landlord's address: _____

Previous address: _____ Monthly rent: _____
How long did you live here? _____ Reason for moving: _____
Landlord's name: _____ E-mail: _____ Phone: _____
Landlord's address: _____

Previous address: _____ Monthly rent: _____
How long did you live here? _____ Reason for moving: _____
Landlord's name: _____ E-mail: _____ Phone: _____
Landlord's address: _____

Previous address: _____ Monthly rent: _____
How long did you live here? _____ Reason for moving: _____
Landlord's name: _____ E-mail: _____ Phone: _____
Landlord's address: _____

Previous address: _____ Monthly rent: _____
How long did you live here? _____ Reason for moving: _____
Landlord's name: _____ E-mail: _____ Phone: _____
Landlord's address: _____

Please provide at least 3 years of employment history. (Attach additional pages, if needed.)

Employer's Name: _____ Contact: _____
Employer's Address: _____
Employer's Phone: _____ E-mail: _____ Fax: _____
Type of business: _____ Your job title: _____ Monthly pay: _____
How long have you worked here? _____

Previous Employer's Name: _____ Contact: _____
Previous Employer's Address: _____
Previous Employer's Phone: _____ E-mail: _____ Fax: _____
Type of business: _____ Your job title: _____ Monthly pay: _____
How long have you worked here? _____ Reason for leaving: _____

Previous Employer's Name: _____ Contact: _____
Previous Employer's Address: _____
Previous Employer's Phone: _____ E-mail: _____ Fax: _____
Type of business: _____ Your job title: _____ Monthly pay: _____
How long have you worked here? _____ Reason for leaving: _____

Previous Employer's Name: _____ Contact: _____
Previous Employer's Address: _____
Previous Employer's Phone: _____ E-mail: _____ Fax: _____
Type of business: _____ Your job title: _____ Monthly pay: _____
How long have you worked here? _____ Reason for leaving: _____

Please provide the following information.

Auto make/model/year: _____ Driver's License Number & State: _____

Bank name/address: _____ Account number: _____

Nearest relative's name: _____ Relative's phone: _____

Relative's Address: _____

Have you ever declared bankruptcy? _____ When & in what state? _____

Have you ever been evicted from tenancy? _____ Please explain: _____

Have you ever been convicted of a felony? _____ When/where? _____

Have you ever refused to pay rent when due? _____ Please explain: _____

Please attach any additional information you believe will assist us in reviewing your application. You may attach as many pages as you wish.

I hereby warrant all statements above set forth are true and correct to the best of my knowledge. If any statement made above is found to be false, the Landlord shall have the right to immediately terminate any rental agreement entered into in reliance on such information. I hereby authorize verification of all information provided by me, and permit the landlord to obtain my consumer credit report. **If I decline to enter into a rental agreement and pay the move-in sums due within three (3) business days of the date I am notified that my application has been approved, I understand the property will be offered to another qualified applicant.**

Signed: _____

Date: _____

Received by Property Manager: _____

Date: _____

CREDIT, BACKGROUND, FINANCIAL, RESIDENTIAL AND CRIMINAL CHECK FORM

All undersigned (**everyone over 18**) hereby authorize Gauler Realty to run checks for employment, past residential history, criminal activity, bank, credit and other background information on those applying for tenancy listed below.

IN ORDER TO EXPEDITE THIS REPORT, PLEASE PRINT CLEARLY IN THE SPACES BELOW:

(1) Name: _____ Social Security # _____

Current Address: _____

Previous Address: _____

Signature: _____ **Date:** _____

(2) Name: _____ Social Security # _____

Current Address: _____

Previous Address: _____

Signature: _____ **Date:** _____

(3) Name: _____ Social Security # _____

Current Address: _____

Previous Address: _____

Signature: _____ **Date:** _____

(4) Name: _____ Social Security # _____

Current Address: _____

Previous Address: _____

Signature: _____ **Date:** _____

Gauler Realty 475 Hill Street Suite F Reno, NV 89501 (P) 775-322-1300 (F) 775-322-1303

Please e-mail the reports for the potential tenants listed above to the circled e-mail:

E-mail: Carole Gauler CG@GaulerRealty.com Heather Foreman Heather@GaulerRealty.com

Kayla Bartelheim Kayla@GaulerRealty.com