



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 \$ _____ per _____.

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.

9
10 CREDIT CRITERIA, PROOF OF INCOME AND IDENTIFICATION Please attach the following to upon making
11 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 _____

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 info@fountainrealty.net

24 Incomplete Rental Applications will not be processed.

25
26 Additional Information Requested: _____

27 _____
28 _____
29 _____
30 _____

31
32 Please allow **3 business** days to process applications. For questions or concerns regarding the Rental Application please
33 contact the Licensee below.

34
35 Managing Brokerage Fountain Realty Managing Licensee Tom L. Fountain

36
37 Address 1437 C Street Contact Phone: (775) 825-8844

38
39 City, State, Zip: Sparks NV 89431 Email Address: info@fountainrealty.net

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 \$ _____ 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: _____



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: _____



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 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. Applicant hereby releases landlord, Licensee and this brokerage from any and all damages or liabilities which might
7 result from the above information. Applicant releases present landlord and all previous landlords from liability for any
8 damage or injury caused by providing information to landlord or Licensee regarding Applicant.
- 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 Fountain 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 _____ 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 ap-
19 plication 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: _____



APPLICATION FOR PET APPROVAL



1 This is an application between _____ (TENANT)
2 and **Fountain Realty** _____ (MANAGING AGENT) to have a pet
3 at the Property located at
4 _____
5 _____

6 Tenant requests approval to keep the pet(s) described below at the Property.
7

8 Number of Dogs _____ Cats _____ Other _____

9 If "Other" please explain _____
10 _____
11 _____

Pet Identification	Name	Age	Breed	Weight	Spayed/Neutered	License #
<input type="checkbox"/> Cat <input type="checkbox"/> Dog <input type="checkbox"/> Male <input type="checkbox"/> Female	_____	_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____
<input type="checkbox"/> Cat <input type="checkbox"/> Dog <input type="checkbox"/> Male <input type="checkbox"/> Female	_____	_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____
<input type="checkbox"/> Cat <input type="checkbox"/> Dog <input type="checkbox"/> Male <input type="checkbox"/> Female	_____	_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____
<input type="checkbox"/> Cat <input type="checkbox"/> Dog <input type="checkbox"/> Male <input type="checkbox"/> Female	_____	_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____

17
18 Tenant certifies pet(s) are in good health. Tenant to provide the following documentation to Management:

19 ☒ A certificate of health/vaccination from a licensed veterinarian.

20 ☒ A photo of each pet.
21

22 Has there ever been complaint(s) filed against your pet by any authority for excessive barking, biting and/or
23 aggressive behavior? ☐ No ☐ Yes If yes, please explain: _____
24 _____
25 _____

- 26 1. Tenant agrees to keep pets on a leash when not in a fenced backyard.
27 2. Tenant agrees to clean up all waste on the Property as well as in any common areas on a regular basis.
28 3. Tenant agrees to abide by all rules, regulations and CC&R's with respect to pet ownership if Property is
29 located in a Common Interest Community.
30 4. Tenant acknowledges and understand that the representations herein are considered to be material provisions
31 of the Residential Lease Agreement.
32

33 Dated _____

34 Tenant _____

35 Tenant _____

36 Tenant _____

38 Tenant _____
39

Response

41 Managing Agent, having reviewed this Application of Pet Approval submitted by Tenant(s),

42 ☐ approves Tenants Application.

43 OR

44 ☐ rejects Tenants Application.

45 Managing Agent: _____ Dated: _____

Fountain Realty