



# Charles Kitchen Realty

510 Stafford Way, Suite A • Carson City, Nevada 89701



Telephone: (775) 882-2513 • FAX: (775) 882-2655 • Toll Free: (888) 882-2513

E-Mail: [realty@charleskitchen.com](mailto:realty@charleskitchen.com)

## RENTAL CRITERIA- PAGE ONE

The following criteria have been established by Charles Kitchen Realty and will be strictly adhered to. This ensures fairness and equal consideration to all applicants. Charles Kitchen Realty abides by all State and Federal Fair Housing Laws.

### APPLICATION REQUIREMENTS

- Applications will not be accepted on properties which applicant has not toured without prior approval.
- An application and \$40 *nonrefundable* application fee is required for each adult 18 and over.
- **PLEASE BRING EXACT CHANGE.**
- Applications with missing or false information or documentation will be rejected.
- Upon approval of application, a signed lease and full payment of the deposit will be required.
- *Charles Kitchen Realty will continue to accept applications until deposit is received.*
- If applicant changes their mind after deposit is paid, applicant will forfeit entire deposit as compensation to landlord for taking the property off the market.

### IDENTIFICATION REQUIREMENTS

- Government-issued photo-ID is required.

### CREDIT REQUIREMENTS

- Charles Kitchen Realty will obtain a consumer credit report for each applicant.
  - Minimum acceptable credit consists of 3 active accounts in good standing.
- The following will be grounds for denial:
  - Unsatisfied judgments, liens, or collections
  - Unlawful detainer (eviction) within five years
  - Total indebtedness exceeding 50% of available credit
  - Accounts showing payments over 60 days late
  - Collections for utilities, paid or not

### Income Requirements

- Applicant(s) **must have a verifiable gross income of three times the monthly rent**
  - Applicant **must furnish copies of last two month's paycheck stubs, or salary information on company letterhead.**
  - Self-employed persons must furnish copies of tax returns for the last year and last three month's bank statements
  - Other income (retirement, SIIS, child support) must have documentation to be considered as income.

*I understand and agree to the above stated criteria. I further understand that the landlord has the right to either accept or reject the application. If I fail to enter into a rental agreement and pay the move-in sums due upon demand, after I am notified my application has been approved, I understand the property may be offered to another qualified applicant.*



Print Name: \_\_\_\_\_

Approximate Move In Date: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

## RENTAL APPLICATION - PAGE TWO

Which address are you applying for? \_\_\_\_\_ Expected Move in Date? \_\_\_\_\_

### YOUR CONTACT INFORMATION (PLEASE PRINT)

First Name \_\_\_\_\_ MI \_\_\_\_\_ Last Name \_\_\_\_\_  
Email \_\_\_\_\_  
Telephone \_\_\_\_\_

### CURRENT ADDRESS

Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Move In Date \_\_\_\_\_ Monthly Rent \_\_\_\_\_  
Manager or Owner \_\_\_\_\_ Telephone \_\_\_\_\_  
Reason For Leaving \_\_\_\_\_

### PREVIOUS ADDRESS

Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Move In / Out Date \_\_\_\_\_ Monthly Rent \_\_\_\_\_  
Manager or Owner \_\_\_\_\_ Telephone \_\_\_\_\_  
Reason For Leaving \_\_\_\_\_

### PERSONAL INFORMATION

Date of Birth \_\_\_\_\_ Social Security Number \_\_\_\_\_  
Driver's License # \_\_\_\_\_ State \_\_\_\_\_  
# of Occupants \_\_\_\_\_ Are you a smoker?  Y  N  
Do you have animals?  Y  N Animal Description \_\_\_\_\_

### EMPLOYMENT DETAILS

Employer Name \_\_\_\_\_ Address \_\_\_\_\_  
Supervisor \_\_\_\_\_ Phone \_\_\_\_\_  
Position \_\_\_\_\_ How Long? \_\_\_\_\_ **Mo. Gross Income** \_\_\_\_\_

Have you ever been evicted for failure to pay rent or failure to perform any obligation of a rental agreement or lease?  Y  N  
Have you ever filed suit against a landlord?  Y  N  
Do you have a water bed, an aquarium or any other water filled furniture?  Y  N

*I declare that the information entered onto this application is true and correct, and authorize its verification. Permission is granted to all employers, banks, landlords and their agents, credit providers, and any other agency to provide personal information regarding wages and income, employment, rental and bill-paying histories, and any other information pertinent to the granting of credit or approval of this rental application to the Owner or Property Manager. I agree that the Application fee is nonrefundable. I further agree that the Landlord may terminate any agreement entered into in reliance on any misrepresentation made above.*

Signature \_\_\_\_\_ Date \_\_\_\_\_