

5 Conditions:

- 1. Immediate occupancy.
- 2. Lease term = 1 year; then month-to-month.
- 3. No pets are allowed* Unless noted otherwise and No Smoking.
- 4. Rent as shown
- 5. Resident Benefit Packet



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Application Packet

- 1a. Application Instructions
- 1b. Resident Benefit Package
- 2a. Application Form
- 2b. App Questionnaire

TWO TYPES OF APPLICATION SUBMISSION

First Show Properties are being shown for the first time on the **“Available: the date”**; the show time is in **“More Details.”**

- 1. Submit application **in person** by at least one person who will be on the lease.
- 2. Submit application at the office by 11:30am the next business day.
- 3. The property will be offered in the order of the most qualified applicant.

Carry-Over Properties have been shown before and has **“Available: Now”**

- 1. Call to verify property is still available.
- 2. Submit application **in person** by at least one person who will be on the lease.
- 3. Submit application at the office Monday through Friday 10:00am – 4:00pm; office closed 12:30-1:00pm.

Not accepted: faxed/mailed applications or guarantors/co-signers.

APPLICATION INSTRUCTIONS

Application Requirements:

- 1. One of the applicants must have seen the interior of the property in person prior to applying.
- 2. All applications must be filled out completely, printed legibly, and signed, including the Questionnaire.
- 3. All applicants and occupants 18+ years must complete a separate application.
- 4. Present picture ID for each applicant (i.e. driver's license, passport, etc; Military ID not accepted)
- 5. Proof of income through Appfolio bank income screening and:
 - a) Employed: Copies of your pay stubs for the past 60 days.
 - b) Self-employed: Copies of the first page of your PERSONAL (not company) Tax Form 1040 for the past 2 years. Must be in applicant's name.
 - c) Unemployed or student: Copies of source of funds i.e. court ordered child support, Social Security, pension, etc.

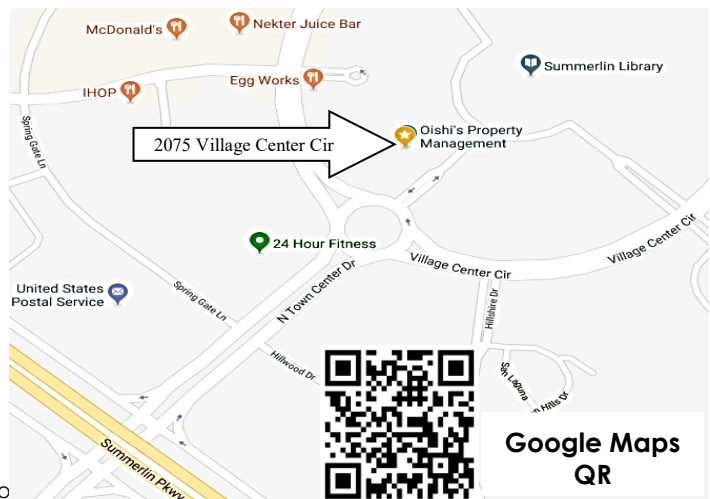
Non-refundable application processing fee of \$50.00 per applicant:

Cash in exact amount ONLY accepted for the application fee. Not accepted: personal checks, credit cards, or money apps.

If selected, please remember the following:

- 1. **To put the property on hold, the security deposit is due the next business day in certified funds (cashier's check or money order).**
- 2. **All parties must be present at the scheduled date and time** to sign the Rental Agreement.
- 3. Allow **one hour** to complete the rental agreement, etc.
- 4. The security deposit, cleaning deposit, and prorated first month's rent is due at lease signing in certified funds. Your subsequent rent payments may be made by personal check or by online tenant portal.

Learn about our Resident Benefits Package in the QR Below and next page !



Resident Benefits Package Requirements

The Oishi's Property Management Resident Benefits Package (RBP) delivers savings and convenient, professional services that make taking care of your home second nature. By applying, Applicant agrees to be enrolled and to pay the applicable cost of \$39.95/month, payable with rent.

Your RBP may include, subject to property mechanicals or other limitations:

- HVAC air filter delivery directly to your door approximately every 60 days
- Liability Insurance that meets all lease requirements from an A-rated carrier
- Move-in concierge service that includes a one call to set up your utility services, cable, and internet services
- A resident rewards program that helps you earn rewards for paying your rent on time
- Credit building to help boost your credit score with timely rent payments
- 24/7 online maintenance reporting
- Home buying assistance for when the time is right to buy your "forever" home
- Online portal that includes access to your account, documents, communication and payment options
- Vetted vendor network: we find the technicians who are reputable, licensed, and insured

Liability Insurance requirements and options:

Tenant is required to obtain liability coverage of at least \$100,000 in property damage and legal liability from an A-rated carrier and to maintain such coverage throughout the entire term of the lease agreement. Tenant is required to furnish Landlord evidence of the required insurance prior to occupancy, at the time of each lease renewal period, and upon request.

To satisfy the insurance requirement, Tenant may either (1) be automatically enrolled into a policy that satisfies the coverage requirements as part of the Resident Benefits Package; or (2) obtain alternative liability coverage from an insurer of Tenant's choice. The option Tenant chooses will not affect whether Tenant's lease application is approved or the terms of Tenant's Lease.

Option 1: Do nothing. The Tenant will be automatically enrolled into an insurance policy as part of the Resident Benefits Package. No further action is required. Coverage will begin on the first full month of Tenant's lease and continue throughout the lease term. Please refer to the evidence of insurance that is supplied by Oishi's Property Management for additional coverage details.

Option 2: Buy a policy. If Tenant prefers, Tenant may find, purchase, and maintain another policy that satisfies the Landlord's requirements. The Resident Benefits Package monthly amount will be adjusted accordingly. Visit <http://insurance.residentforms.com/> and follow the instructions listed to provide evidence of the required insurance coverage to your Landlord. The Resident Benefits Package monthly rate will be adjusted by the premium amount in the policy.

Please be sure that your policy meets the following criteria prior to submitting:

- **Policy is purchased from an A-rated carrier**
- **Policy meets or exceeds the required \$100,000 in property damage and personal liability**
- **Oishi's Property Management is listed as additional interest**
- **Oishi's Property Management address is listed as: PO Box 660121 Dallas, TX 75266**

It is Tenant's responsibility to pay premiums directly to your insurance provider. If the policy is terminated or lapses, Tenant will be subject to a lease violation fee of \$20 and agrees to be subsequently enrolled into the policy referenced in Option 1.

NOTE: *The total monthly cost of the Resident Benefits Package is all-inclusive, and no discounts will be given if any element of the package is unavailable due to a lack of HVAC or another limitation at a specific property. All services are subject to the terms and conditions of the Resident Benefits Package Lease Addendum.*

OF PETS? _____ <30 LBS? Y N
SMOKER? _____ Y N
MOVE-IN DATE? _____
MONTHLY INCOME? _____
TOTAL OCCUPANTS? _____

RENTAL APPLICATION

APPLYING FOR PROPERTY AT:		RENT AMOUNT	HOW LONG IN LAS VEGAS	DATE SHOWN	SHOWED BY			
APPLICANT'S NAME				TELEPHONE NUMBER		SOCIAL SECURITY NUMBER		
SPOUSES NAME (NEEDED FOR CREDIT INFORMATION)				TELEPHONE NUMBER		SOCIAL SECURITY NUMBER		
OTHER OCCUPANTS NAMES (AGES IF MINORS)				EMAIL				
HOUSING DATA	PRESENT ADDRESS		FROM (Month/Year)		LANDLORDS NAME		RENT PAID	TELEPHONE NUMBER
	CITY STATE ZIP		WHY ARE YOU MOVING?		EMAIL/FAX NUMBER			
	PREVIOUS ADDRESS		FROM (Month/Yr)	TO (Month/Yr)	LANDLORDS NAME		RENT PAID	TELEPHONE NUMBER
	CITY STATE ZIP		REASON YOU MOVED TO CURRENT ADDRESS		EMAIL/FAX NUMBER			
APPLICANT EMPLOYMENT DATA	PRESENT EMPLOYER			MONTHLY SALARY	POSITION HELD		DATE EMPLOYED FROM	
	ADDRESS			SUPERVISOR		TELEPHONE NUMBER		
	IF MILITARY, REASON FOR OFF BASE HOUSING:			PAY GRADE OR RANK	HOUSING ALLOWANCE		ROTATION DATE	
	PREVIOUS EMPLOYER		FROM	TO	MONTHLY SALARY	POSITION HELD	SUPERVISOR	TELEPHONE NUMBER
SPOUSE EMPLOYMENT DATA	SPOUSE'S EMPLOYER		FROM	TO	MONTHLY SALARY	POSITION HELD	SUPERVISOR	TELEPHONE NUMBER
OTHER INCOME	OTHER INCOME (SOURCE)		AMOUNT		OTHER INCOME (SOURCE)		AMOUNT	
BANK, CREDIT & AUTO DATA	BANK NAME		BRANCH		SAVINGS ACCOUNT NUMBER		CHECKING ACCOUNT NUMBER	
	BANK NAME		BRANCH		SAVINGS ACCOUNT NUMBER		CHECKING ACCOUNT NUMBER	
	AUTOMOBILE (MAKE) YEAR		MODEL		LICENSE NUMBER	MO. PAYMENT	LOAN INSTITUTION	TELEPHONE NUMBER
PERSONAL REFERENCES	NAME OF NEAREST LIVING RELATIVE		RELATIONSHIP		ADDRESS		TELEPHONE NUMBER	
	IN CASE OF EMERGENCY, NOTIFY		RELATIONSHIP		ADDRESS		TELEPHONE NUMBER	
	1. PERSONAL REFERENCE (LAS VEGAS RESIDENT)		TELEPHONE NUMBER		2. PERSONAL REFERENCE (LAS VEGAS RESIDENT)		TELEPHONE NUMBER	
BACKGROUND INFORMATION	HAVE YOU EVER BEEN CONVICTED OF OR PLEADED GUILTY OR "NO CONTEST" TO A FELONY (WHETHER OR NOT CONVICTED)?		YES	NO	EXPLAIN			
	HAVE YOU EVER BEEN EVICTED OR BROKEN A LEASE?		YES	NO	EXPLAIN			

I HAVE READ THE ABOVE FORM AND I UNDERSTAND THAT IF I CAUSE A FINANCIAL LOSS TO MY LANDLORD, THAT MY NAME MAY BE PLACED IN THE FILES OF CREDIT AGENCIES AND SUCH INFORMATION WILL BE FURNISHED TO SUBSCRIBERS WHO HAVE A BONAFIED AND LEGAL NEED TO MAKE AN IQUIRY. ALSO, I UNDERSTAND THAT CAUSING A FINANCIAL LOSS MAY LIMIT MY ABILITY TO OBTAIN CREDIT OR LEASE OTHER DWELLING UNITS. I HEREBY AUTHORIZE CONSUMER REPORTING AGENCIES TO PROVIDE YOU WITH CONSUMER REPORTS RELATING TO ME. I HEREBY GIVE MY PERMISSION FOR YOU TO VERIFY THE ABOVE INFORMATION AND I UNDERSTAND THAT THIS APPLICATION MAY BE SUBMITTED FOR VERIFICATION. INCOMPLETE OR INACCURATE INFORMATION MAY BE REASON FOR NOT BEING APPROVED.

_____/_____/_____
APPLICANT SIGNATURE DATE

_____/_____/_____
APPLICANT SIGNATURE DATE

Show type:
 1stShow
 Carryover
 Special

Ppty Code: _____
Show Date/Time: _____
Shown By: _____

APPLICATION QUESTIONNAIRE
Submit with your Application

Applicant Name _____ Gross Income \$ _____

Applicant Name _____ Gross Income \$ _____

Total Gross Income \$ _____

PLEASE REVIEW:

Five Property Rental Conditions:

1. Property available for immediate occupancy
2. One (1) year lease term
3. No Pets allowed, unless noted otherwise and No Smoking
4. Rented as shown
5. Resident Benefits Package and Renter's Insurance

To Apply:

- a. **Application & Questionnaire must be completely filled out; LEGIBLE, and SIGNED.**
- b. **\$50 Application Fee per applicant in cash**
The fee is non-refundable and is used for processing the application to lease including verifying the Information on your application, securing a credit check and/or criminal background search. It is not a deposit to hold the property. Oishi's may take or have already taken other applications.
- c. Valid Picture ID (military ID is not accepted)
- d. Income verification required: Pay Stubs (2 months) & Tax Returns (2 years)
 - i. If Self-employed: 1st page of two years' tax returns (personal, not company)
 - ii. If Unemployed (i.e. Retired, student): Proof of funds (3 months) or savings
- e. At least one applicant **MUST** be present when submitting the application to our office in person.

A) APPLICANTS (Fulfill lease, good neighbor)

1. Where did you see the ad or learn of the rental property? _____
2. How are the occupants related? _____
3. How long have you been doing your current field of work? _____
4. Total # of vehicles: _____ Will your vehicles fit in the garage? **Yes No** Any Commercial Vehicles? _____
5. Any HOA or city Violation Notices received? **No Yes**
If **Yes** to the above, please explain _____

B) CREDIT (Character, care of property)

6. Ever lived in or know anyone in the neighborhood? **No Yes** _____
7. Anything negative on your **credit** report? **No Yes** If yes, explain _____
8. When we contact your landlord, what will they say about you? _____

Examples of reasons for disqualification: Gross income total is less than 2.5 times the rent, credit scores are less than **630** and/or negative employment, rental history and/or unverifiable information.

I attest that the above information is accurate and true. I understand that if found otherwise, inaccurate information will be grounds for terminating my lease if I am selected for this property.

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____