

APPLICATION AND INSTRUCTIONS

Thank you for your interest in a Blackbird Realty and Management, Inc (BRMI) property. Below, you will find the instructions and criteria required for applying for a property managed by BRMI. It is important that you read the information below prior to making application to understand what is required for renting the property. If you have further questions, contact BRMI at (702) 792-8077.

Application

- It is a requirement that each applicant fill out a separate application, and is 18 years of age or older.
- It is required the entire application is completed. Failure to supply information can mean denial of the application.
- BRMI accepts only signed applications.
- If a cosigner is required, the person applying as a co-signor must complete a cosigner application. Ask a BRMI representative for this form if needed. It is not company policy to accept a cosigner unless there are extraordinary circumstances and BRMI obtains approval from the owner.
- BRMI processes applications after receipt, but selection **is not** a first-come, first-served process.
- When making application, applicants must furnish verifiable photo identification such as drivers' license, military ID, state ID, or passport. Identification from merchant stores is not acceptable.
- Deliver applications to Blackbird Realty and Management, Inc., 3690 South Eastern Avenue #101, Las Vegas, NV 89169. If mailing an application, please call (702) 792-8077, for instructions.

The Application/Processing Fee

- A \$50.00 application fee is required per application, without exception, and is non-refundable.
- A \$50.00 application fee for cosigners is required as well, and is non-refundable.
- This fee is to cover the costs incurred while processing the application.

Basic Criteria

The general criteria for all applications are good income, credit, and tenant history or ownership of all applicants, proving the ability to support the rental income and care for the property. Negative findings on one or more of the three areas can cause denial of an application: False documentation is immediate grounds for denial of an application.

Income

- All applicants are required to supply reasonable, reliable, and legal documentation on all income; All documentation of income is required in a timely manner.
- Examples of income are employee records, income tax records, social security documentation, monthly stipends, trust funds, and other sources that will reflect the ability to make monthly rental payments.
- BRMI must be able to verify all income sources, and reserves the right to disqualify applicants for failure to prove income, supply adequate documentation, or prove the ability to support rental payments.

Credit

- BRMI obtains a credit report for all applicants, and does not accept copies of credit reports from applicants. No exceptions.
- BRMI accepts discharged bankruptcies, if the prospective tenant has re-established good credit.
- Negative credit reports can be grounds for denial of an application.

Rental History or Property Ownership

- BRMI does not require any minimum of rental history, and/or homeownership, but does consider it in the approval process.
- All references must be verifiable and family references are not accepted.
- Negative references can be grounds for denial of an application.

Acceptance/denial

- BRMI notifies applicants of acceptance or denial within 1-2 business days of application, unless BRMI cannot complete verifications. If more documentation is required, BRMI will notify the applicant.
- If accepted, applicants are required to follow requirements outlined on the BRMI Rental Application for completion of renting.
- All applicants applying together must qualify; denial of one applicant results in the denial of all applicants.
- Giving false information is automatic grounds for denial.

Received on _____ (date) _____ (time)

Blackbird Realty and Management, Inc.

RESIDENTIAL LEASE APPLICATION

Each occupant and co-occupant 18 years or older must submit a separate application

Property Address: _____

Anticipated: Move-in Date: _____ Monthly Rent: \$ _____ Security Deposit: \$ _____

Applicant was referred to Landlord by:

Real Estate Agent _____ (name) _____ (phone)

Newspaper Sign Internet Other _____

Applicant's name: (first, middle, last) _____

Is there a co-applicant? Yes No *if yes, co-applicant must submit a separate application*

E-Mail _____ Home Phone _____

Work Phone _____ Mobile/Pager _____

Emergency Contact Name & Number: _____

Social Security Number: _____ Driver License Number: _____ State: _____

Date of Birth: _____ Height: _____ Weight: _____ Eye Color: _____ Hair Color: _____

Marital Status: _____

Name all other persons who will occupy the Property:

Name: _____ Relationship: _____ DOB: _____

Name: _____ Relationship: _____ DOB: _____

Name: _____ Relationship: _____ DOB: _____

Name: _____ Relationship: _____ DOB: _____

Applicant's Current Address: _____ Apartment # _____

City, State, Zip: _____

Landlord's Name: _____

Landlord's Phones: Daytime: _____ Night: _____ Mobile: _____

Date Moved-In _____ Date Moved-Out _____ Rent \$ _____

Reason for move: _____

Applicant's Previous Address: _____ Apartment # _____

City, State, Zip: _____

Previous Landlord's Name: _____

Landlord's Phones: Daytime: _____ Night: _____ Mobile: _____

Date Moved-In _____ Date Moved-Out _____ Rent \$ _____

Reason for move: _____

Applicant's Current Employer: _____

Address: _____ City, State, Zip: _____

Supervisor's Name: _____ Phone: _____ Fax: _____

Start Date: _____ Gross Monthly Income: _____ Position: _____

Applicant's Previous Employer: _____

Address: _____ City, State, Zip: _____

Supervisor's Name: _____ Phone: _____ Fax: _____

Start Date: _____ Gross Monthly Income: _____ Position: _____

Describe other income Applicant want considered: _____

Bank's Name and phone at which landlord may verify good funds for any rent, fee, or deposit: _____

List all vehicles to be parked on the Property

Type	Year	Make	Model	License/State

List all pets to be kept on the Property (dogs, cats, birds, reptiles, fish, and other pets):

Type & Breed	Name	Color	Weight	Age	Gender	Neutered?	Declawed?	Rabies Shots Current?	Explanation
						<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no	
						<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no	
Does anyone who will occupy the Property smoke?						<input type="checkbox"/> Yes <input type="checkbox"/> No			
Will Applicant maintain renter's insurance?						<input type="checkbox"/> Yes <input type="checkbox"/> No			
Will any waterbeds or water-filled furniture be on the Property?						<input type="checkbox"/> Yes <input type="checkbox"/> No			
Is Applicant in the Military serving under orders?						<input type="checkbox"/> Yes <input type="checkbox"/> No			
Has Applicant ever been evicted?						<input type="checkbox"/> Yes <input type="checkbox"/> No			
Has Applicant even been asked to move by Landlord?						<input type="checkbox"/> Yes <input type="checkbox"/> No			
Has Applicant ever breached a lease or rental agreement?						<input type="checkbox"/> Yes <input type="checkbox"/> No			
Has Applicant ever lost property in a foreclosure?						<input type="checkbox"/> Yes <input type="checkbox"/> No			
Has Applicant had any credit problems?						<input type="checkbox"/> Yes <input type="checkbox"/> No			
Has Applicant ever been convicted of a crime?						<input type="checkbox"/> Yes <input type="checkbox"/> No			
Is any occupant a registered sex offender?						<input type="checkbox"/> Yes <input type="checkbox"/> No			
Are there any criminal matters pending against any occupant?						<input type="checkbox"/> Yes <input type="checkbox"/> No			
Is there additional information Applicant wants considered?						<input type="checkbox"/> Yes <input type="checkbox"/> No			

Authorization & Representation: Applicant authorizes Landlord and/or Landlord's Agent, at any time before, during or after tenancy, to: (1) obtain a copy of Applicant's credit report; (2) obtain a criminal background check related to Applicant and any occupant; and (3) verify any rental, employment, or criminal history or verify any other information related to this application with persons knowledgeable of such information. Applicant represents that the statements in this application are true and complete and further understands that providing false or inaccurate information is grounds for rejection and a breach of any lease.

NOTICE: Unless agreed otherwise in writing, the Property will remain on the market until a leased is signed and Landlord may continue to show the Property to other prospective tenants and accept another offer.

DISCLOSURE

I/We, the undersigned, understand that **Blackbird Realty and Management, Inc. is the Managing Agent** and representative of the Owner of the Property located at _____ at a monthly rent of \$_____.

I/We declare the foregoing information is true and correct and I/We authorize you to conduct an employment and credit check and to verify our references. I/We agree that the rent is to be payable the 1st day of each month in advance.

I/We, deposit \$_____ as earnest money to be refunded to me if this application is not accepted within two business banking days. Upon acceptance of this application, this deposit shall be retained as part of the Security Deposit. I/We agree to execute a lease for _____ months before possession is given and to pay the balance of the Security Deposit within _____ business banking days after being notified of acceptance, or the deposit will be forfeited as liquidated damages in payment for the Managing Agent's time and effort on processing my inquiry and application, including making the necessary investigation of my credit, character, and reputation. **If this application is not approved and accepted by Owner or Managing Agent, the deposit will be refunded**, the applicant hereby waiving and claim for damages by reason of non-acceptance which Owner or his Agent may reject without stating any reason for so doing.

PLEASE READ CAREFULLY BEFORE SIGNING

1. All deposits to be held in non-interest bearing trust accounts.
2. Applicant understands that after approval of application, if applicant fails or refuses to pay the balance if the first month's rent and/or the balance of all deposits when requested by the Landlord or Managing Agent, or fails to execute Management's usual rental agreement, or refuses to occupy the premises on the agreed upon date, Applicant's deposit will be retained to cover any expenses or rent loss due to his/her cancellation.
3. Landlord and Managing Agent will not be bound by any representations, agreements, or promises made by Landlord or Managing Agent unless contained in the written lease or rental agreement signed by the Landlord or Managing Agent.
4. Applicant does hereby release Landlord and his/her Managing Agent and this Company from any and all damages or liabilities which might result from the above information and all damages of former landlord to give any information he may have regarding applicant in his capacity as landlord. Applicant further releases all previous landlord from any and all liability for any damage or injury whatsoever caused from issuing the same. Applicant further understands and agrees that a false statement herein is grounds for denial of rental also construed as a condition as a condition precedent to any binding rental agreement or contract between Applicant and Landlord.
5. Approval for residency is made without regard to race, color, religion, sex, national origin, or handicap.
6. I/We understand I/We acquire no rights to rental property until I/We sign an agreement in the form submitted to me/us and make a final deposit of \$_____ on the rental property I/we have selected of which the deposit shall be held in accordance with the lease agreement

Applicant's Signature

Date

For Landlord's Use: On _____, 20 ____ Applicant was notified by Blackbird Realty and Management, Inc.

that this application was approved disapproved by phone fax mail in person.

**AUTHORIZATION TO RELEASE INFORMATION
RELATED TO A RESIDENTIAL LEASE APPLICANT**

I, _____ (Applicant), have submitted an application to lease a property managed by Blackbird Realty and Management, Inc.

The Landlord, Broker or Management's representative who will verify information in the application is:

Blackbird Realty and Management, Inc. / Agent: _____

3690 S. Eastern Avenue #102

Las Vegas, NV 89109

702-792-8077 (phone) 702-792-0909 (fax)

I give my permission:

1. to my current and former employers to release any information about my employment history and income history to the above-named person;
2. to my current and former landlords to release any information about my rental history to the above-named person;
3. to my current and former mortgage lenders on property that I own or have owned and release any information about my mortgage payment history to the above-named person;
4. to my bank, savings and loan, or credit union to provide verification of funds I have on deposit to the above-named person; and
5. to the above-named person to obtain a copy of my consumer report (credit report) from any consumer reporting agency and to obtain criminal background information about me.

Applicant's Signature

Date



CRIME FREE LEASE ADDENDUM

In consideration for the execution or renewal of a lease of the dwelling unit identified in the lease, Manager or Owner and Resident agree as follows:

Resident, any member(s) of the resident's household, a guest or any other person affiliated with the resident on or off the resident premises:

1. Shall not engage in criminal activity, including drug-related criminal activity, on or off the said premises. "Drug related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use an illegal or controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C. 802]).

Initials: _____

2. Shall not engage in any act intended to facilitate criminal activity.

Initials: _____

3. Will not permit the dwelling unit to be used for, or to facilitate criminal activity.

Initials: _____

4. Shall not engage in the unlawful manufacturing, selling, using, storing, keeping or giving of an illegal or controlled substance as defined in N.R.S.453.566 and N.R.S.453.321, at any locations, whether on or off the dwelling unit premises.

Initials: _____

5. Shall not engage in any illegal activity, including, but not limited to:
 - a: prostitution as defined in N.R.S. 201.295;
 - b: criminal street gang activity as defined in N.R.S. 193.168;
 - c: assault and battery as prohibited in N.R.S. 200.471, and N.R.S. 200.481, including domestic battery;
 - d: the unlawful discharge of a weapon, on or off the dwelling unit premises, as prohibited in N.R.S. Chapter 202; or
 - e: any breach of the lease agreement that jeopardizes the health, safety and welfare of the landlord, his agent, or other tenant, or involving imminent or actual serious property damage.

Initials: _____

6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY. A single violation of any of the provisions of this added addendum shall be deemed a serious violation, and a material and irreparable non-compliance. It is understood that **a single violation shall be good cause for immediate termination of the lease.** Unless otherwise provided by law, **proof of violation shall not require a criminal conviction,** but shall be by a preponderance of the evidence.

Initials: _____

7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of this addendum shall govern.

Initials: _____

8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Manager or Owner and Resident.

Initials: _____

9. I authorize property management to use police generated reports as Direct Evidence against me in an eviction hearing.

Initials: _____

Resident Signature Date

Property Manager's Signature Date

Resident Signature Date

Name / Address of Property

APPLICATION FOR RESIDENCY ADDENDUM

Have you or ANYONE (regardless of age) who will be residing with you:

1. Ever been arrested, cited, prosecuted, plead guilty to, or been convicted of a crime? Yes No
2. Ever been placed on probation, parole, or affected by Megan's Law? Yes No
3. Ever been or currently are a member of a gang? Yes No
4. Ever had or currently have a warrant for your/their arrest? Yes No
5. Ever been or currently are involved in any criminal activity? Yes No
6. Ever been evicted or had a forcible detainer filed against you? Yes No
7. Ever moved to avoid eviction or because of problems with other tenants or landlord? Yes No
8. Ever been a petitioner in a case at a bankruptcy court? Yes No

Explain ALL "Yes" answers in detail. (What happened? When? Where? And the results)

All information furnished on this application is, to the best of my knowledge, complete and accurate. Discovery of false or omitted information constitutes grounds for rejection of this application. You or any agent(s) of your choice may verify any and all information from whatever source you choose including the obtaining of a credit report. I authorize all persons or firms named and unnamed in this application to freely provide any and all requested information concerning me and hereby waive all right of action for any consequence resulting from such information and/ or the providing thereof.

Applicant #1 _____ Date _____

Applicant #1 _____ Date _____