

Manago Management, LLC

Real Property Management Services

P.O. BOX 94556

Las Vegas, NV 89193

Office: (702) 614-8007

www.ManagoManagement.com

Dear Prospective tenants:

In order to expedite the tenant screening process, we ask that you provide a completed rental application along with a \$60.00 background check fee.

The \$60.00 background check fee allows us to pay an outside vendor a fee to initiate certain background checks about you that will allow us to determine your qualification in renting a property from us.

The background checks include, but are not limited to: Credit report, criminal background, past employment background, present employment verification, sources of income verification, rental history, mortgage history, and any other checks that are necessary in determining a quality tenant. In order for us to insure an objective approach to tenant selection, background checks are mandatory.

The \$60.00 background check fee applies to individuals 18 years of age and older. Married couples may pay only one \$60.00 charge for both husband and wife background checks.

Co-inhabitants, roommates and all others occupants 18 years of age and older must each pay for an individual background check. Section 8 applicants must pay an ADDITIONAL \$40.00 per packet for the extra time and labor cost required to properly complete and facilitate a housing authority section 8 packet.

The background check fees are NON-REFUNDABLE. Upon payment of the background check fee, we use the funds to initiate the necessary background checks and therefore immediately utilize the fees.

The background check fees are NON-REFUNDABLE even if you are denied occupancy.

If you are denied occupancy due to your credit report, you need to contact the credit-reporting agency directly and initiate any challenges or investigations directly with them. If you are denied because of other reasons, we will inform you of the reason of your denial.

If you know that your credit report is unsatisfactory or you have bad rental history or have a felony conviction that will affect your tenancy or feel that there are other factors that may affect your applications, please discuss that with us. You may want to reconsider your application for tenancy, knowing that we cannot allow an unqualified tenant into our rental dwellings. We do not want you to spend money knowing that you may be denied tenancy.

Thank you for your understanding.

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Rental Applicant (Sign, Date)

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RESIDENTIAL RENTAL APPLICATION

ADDRESS OF PROPERTY TO BE RENTED: _____

RENTAL TERM: 1 year

AMOUNT DUE PRIOR TO OCCUPANCY:

Application fee-----\$ _____

First months rent-----\$ _____

Last months rent-----\$ _____

Security deposit-----\$ _____

Cleaning deposit

(Non-refundable)-----\$ _____

Credit check fee-----\$ _____

Gate transmitter deposit-----\$ _____

Clubhouse/Pool key deposit-----\$ _____

House key deposit-----\$ _____

Pet deposit
(Non-refundable)-----\$ _____ (if applicable)

Total: -----\$ _____

NAME: _____

OCCUPANTS

LIST EVERYONE, INCLUDING CHILDREN, WHO WILL LIVE WITH YOU:
EACH CO-INHABITANT OVER THE AGE OF 18 MUST COMPLETE A SEPARATE
PAGE TWO and Three.

<u>FULL NAME</u>	<u>RELATIONSHIP TO APPLICANT</u>	<u>DOB</u>	<u>SSN</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

APPLICANT'S RESIDENCE HISTORY

PLEASE TRY TO GIVE AT LEAST TWO YEARS RESIDENCE HISTORY.
USE BACK SIDE IF NEEDED. TO BE COMPLETED BY ALL RESIDENCE 18 YEARS OF AGE OR OLDER.

NAME: _____ SSN# _____
DOB: _____ MARITAL STATUS: _____ PHONE# _____
PRESENT ADDRESS: _____

FROM _____ TO _____ OWN ___ OR ___ RENT
LANDLORD/MANAGER _____ ph# _____
REASON FOR LEAVING _____
AMOUNT OF RENT/MORTGAGE \$ _____

PREVIOUS ADDRESS: _____
FROM _____ TO _____ OWN ___ OR ___ RENT
LANDLORD/MANAGER _____ ph# _____
REASON FOR LEAVING _____

PREVIOUS ADDRESS: _____
FROM _____ TO _____ OWN ___ OR ___ RENT
LANDLORD/MANAGER _____ ph# _____
REASON FOR LEAVING _____

EMPLOYMENT INFORMATION

PLEASE GIVE AT LEAST TWO YEARS OF EMPLOYMENT HISTORY.
USE BACK SIDE IF NEEDED.

NAME AND ADDRESS OF EMPLOYER:

_____ ph# _____
HOW LONG? _____ STATUS: F/T, P/T, OTHER
POSITION/TITLE _____
DEPARTMENT _____
DATES EMPLOYED: FROM _____ TO _____

NAME AND ADDRESS OF EMPLOYER:

_____ ph# _____
HOW LONG? _____ STATUS: F/T, P/T, OTHER
POSITION/TITLE _____
DEPARTMENT _____
DATES EMPLOYED: FROM _____ TO _____

MISCELLANEOUS

HAVE YOU EVER:

Filed for bankruptcy _____ Been sued _____ Been evicted _____
Been convicted of a crime _____

Please explain any "yes" listed above: _____

EMERGENCY CONTACT:

Ph# _____ Relationship: _____
Ph# _____ Relationship: _____

VEHICLE INFORMATION

USE BACK-SIDE IF NEEDED

MAKE/MODEL _____ YR _____ COLOR _____ PLATE# _____ ST _____
MAKE/MODEL _____ YR _____ COLOR _____ PLATE# _____ ST _____
MAKE/MODEL _____ YR _____ COLOR _____ PLATE# _____ ST _____

PET INFORMATION

Describe the number and type of pet(s) that you will have on the property. _____

I CERTIFY THAT ALL THE INFORMATION GIVEN IS TRUE AND CORRECT AND UNDERSTAND THAT MY LEASE OR RENTAL AGREEMENT MAY BE TERMINATED IF FALSE OR INCOMPLETE STATEMENTS ARE GIVEN. I AUTHORIZE VERIFICATION OF THE INFORMATION PROVIDED IN THIS APPLICATION FROM MY CREDIT SOURCES, CURRENT AND PREVIOUS LANDLORDS/PROPERTY-MANAGERS AND EMPLOYERS, AND PERSONAL REFERENCES TO

Manago Management, LLC., its Agents and/or assign, landlord or agents of the landlord and MANNY C. MANAGO (Property Manager/Real Estate Broker)
TO DISCLOSE SUCH INFORMATION ABOUT ME AS HE MAY REQUEST.

DATE _____ **APPLICANTS SIGNATURE** _____
AND phone#, _____

EACH APPLICANT OVER THE AGE OF 18 MUST FILL-OUT AND COMPLETE A SEPARATE PAGE TWO AND THREE.

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ADDITIONAL PROSPECTIVE TENANT DISCLOSURE

- 1.) Confirmation of Agency:
 - a.) The Leasing Agent and/or Property Manager of Manago Management, LLC represents the landlord and/or Dwelling Owner and is acting on behalf of landlord and/or dwelling owner exclusively.
 - b.) Prospective tenant(s) being represented by a Nevada licensee must indicate representation on the attached Duties Owed Form.

- 2.) Applicant understands, acknowledges, and authorizes the following checks to be performed on rental applicant for the purpose of tenant screening.
 - a.) Employment Verification and History
 - b.) Credit Check
 - c.) References Verification
 - d.) Criminal Background Check
 - e.) Mortgage Information Verification and History
 - f.) Rental History and Rental Payment History Verification
 - g.) Justice Court Checks for:
 - 1.) Court Judgments (If any)
 - 2.) Confirmed evictions (If any)
 - 3.) Landlord and Tenant Disputes

The Landlord (Dwelling Owner), Landlord's Agents, Landlord's Property Manager and/or Leasing agents will verify the background checks mentioned above collectively and will determine tenant qualifications from the information contained therein.

Approval and Disapproval for residency is made **WITHOUT** regard to: RACE, COLOR, RELIGION, HANDICAP, FAMILIAN STATUS, and NATIONAL ORIGIN.

Rental Applicant (Sign, Date)

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How did you hear about This Property?
(Internet, Newspaper, Sign, REALTOR, other)

When do you plan on moving?

Have You Been By the Property?

Are you Familiar with the Area?

How many people in your Party?

Do you Have Pets? (Yes/No)

Do you smoke? (Yes/No)

Are you aware that an HOA (Homeowner's Association) or Common Interest Community (CIC) may have governing authority over such property? (Yes/No)

If so, are you willing to abide by the Covenants, Conditions and Restrictions (CC &Rs) of said HOA? (Yes/No)