

Applicant information

PLEASE READ

TO APPLY: All applicants over 18, must complete a separate application and all applicants applying together must qualify together; denial of one applicant is grounds to deny all applicants. If approved, reviewing, and signing the lease will be done by email with electronic signatures.

IDENTIFICATION: Government Identification & Proof of Income must be supplied with application. We will not process an incomplete application.

RENTAL HISTORY: Integrity requires a minimum of two (2) years rental history and positive feedback from previous property owners.

INCOME VERIFICATION: Integrity requires three (3) times the monthly rental amount in gross income (Before Tax). Applicant to supply two (2) months of check stubs, bank statements and/or letter from employer (on company letterhead) verifying income. If self- employed please supply bank statements.

CREDIT CRITERIA: Integrity requires at least a 600+ credit score for each applicant. Credit lower than the requirement does not necessarily mean automatic denial but will be up to the owner(s) discretion. Additional Security Deposit may be required. No Bankruptcy recorded within the last 5 year.

APPLICATION FEE(S): Application Fee(s) are NON-refundable. Applications are processed on first completed and submitted. Please plan accordingly.

SECURITY DEPOSIT: Once an applicant is approved, they are required to pay the Security Deposit in FULL with CERTIFIED FUNDS. A Security Deposit Agreement must be signed as well. Only then will the home be taken off the market and reserved.

PROPERTY VIEWING: Applicant must personally view the inside of the property*, or have a reliable party view the property prior to applying. We do not rent sight unseen. Properties are rented in "as-in" condition. Please review prior to applying and to applicant(s) satisfaction. *Viewing qualifies as entering through the front door to view the interior, not looking through a window or back slider

(Video tours lead by Agents ONLY-require "Sight Unseen" form)

REPRESENTATION: Integrity Property Management and its agents represent the owner(s) only, and are not bound by any representations or claims another non Integrity Agent makes.

PETS: Pet deposits are required per pet. NOT ALL properties will consider. Please check with your agent to verify, however, it is always the property owner(s) final decision. Additional Renters Insurance coverage to include dogs is required. Photo of Pet(s) required.

PET/ESA APPLICATION MUST BE COMPLETED AT THE TIME OF RENTAL APPLICATION

****A welcoming environment is paramount to all our residents. To help ensure ALL of our residents understand our pet and animal-related policies, we use a third-party screening service and require EVERYONE to complete a profile (No Pet/Pet/Animal) (Upon Approval of property). This process ensures we have formalized pet and animal-related policy acknowledgments and more accurate records to create greater mutual accountability.**

***Service/Emotional Support animals: Applicants must provide documentation from appropriate authorized medical profession and registration outlining the support to assist the disability. Photo required.**

RENT PRORATION: All rents are prorated to become due on the first (1st) day of each month. Leases that commence after the 20th day of the month will require the full payment of both the first full month's rent and the pro-rated month's rent at the time of move-in, in addition to the security deposit.

HOA/CIC: Many homes in the Las Vegas Valley belong to a Homeowner's Association or Common interest Community. Tenant's will be provided the Rules and Regulations and are responsible for compliance. In addition some HOA/CIC Communities may require extra approval, and/or additional deposits that are not included in what Integrity Property Management collects.

LEASE: Our leases are non-negotiable and will NOT be altered. A sample can be found on our website. Subject to change.

MOVE IN DATE: Please include your "DESIRED" move in date. We will do our best to accommodate you. We cannot guarantee this date, but we always do our best to accommodate the needs of our tenant(s). In the event you are under strict time requirements and must be in a home by a certain date we ask that you please call or email our office prior to submitting your application to see if we will be able to accommodate you. Move Ins are scheduled M-F (No Holidays and ONLY during business hours)

RENTERS INSURANCE: All occupants over the age of 18 must have renters' insurance. Integrity Property Management must be listed as "Additional Insured" on that policy. The Landlord requires Tenant 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.

RESIDENT BENEFITS PACKAGE:

- The Integrity Property Management and Investments 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 \$45.95/month, payable with rent.
- Your RBP may include, subject to property mechanicals or other limitations:
- Renters Insurance that meets all lease requirements from an A-rated carrier
- HVAC air filter delivery directly to your door approximately every 90 days.
- 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.
- \$1M Identity Protection for all adult leaseholders
- 24/7 online maintenance reporting
- Home buying assistance for when the time is right to buy your “forever” home.
- Online portal: Access to your account, documents, communication and payment options.
- Vetted vendor network: we find the technicians who are reputable, licensed, and insured.
- **Inquire for pricing**

DISCLAIMER: By proceeding with this application, you understand that Integrity Property Management and Investments Inc reserves the right to use the information provided in this application and share minimal basic information with the Home Owner of the Property at its

discretion for the sole purpose of determining whether or not the Applicant(s) qualify to rent the property. Any documentation remains in the possession of Integrity Property Management and Investments. The information provided in your application will not be shared or sold to any third parties. Integrity Property Management and Investments Inc will attempt to obtain a consumer credit report for each applicant. This report must be generated by Integrity Property Management and Investments Inc., and not the applicant. In addition to a credit report, we will also run an eviction search, national criminal database scan, and driver's license verification. We also will contact current and previous property owners and employers. If you currently owe for unpaid utilities, money to a former property owner, or have been evicted within the last five (5) years, your application may be denied. Criteria last updated March 18, 2024