

THE VISTAS APARTMENTS

RENTAL APPLICATION INSTRUCTIONS

1) Before starting your application, please review our Application Criteria on the next page. If you have any questions about our application process or qualifying for an apartment, please email OasisLsg@nals.com or call our office at (702) 299-3300.

If you would prefer to complete your application online, please click the link on our website that read “Apply Now” in the upper-right corner. We are also happy to email you the direct link.

2) When submitting your application, make sure you complete all sections and signatures. All adult applicants must submit a separate application. The Application Fee is \$30 per adult applicant (18 and up). Please note we do not accept cash. Those under 18 years old should be included in the Occupant section of your rental application.

3) Each applicant needs to submit the following items with their completed Application. We can run copies for you in our office, if needed. If you are mailing in the application, please send copies (not originals).

- Proof of Income
- Government-Issued Photo ID
- Application Fee(s), via money order, cashier’s checks or Credit Card Authorization
- One of the following deposit options, via money order or cashier’s checks payable to The Vistas:
 - o \$125 Refundable Holding Deposit, or
 - o \$75 Non-Refundable Deposit Waiver

4) If you have extenuating circumstances which you believe would be relevant to the evaluation of your application, please submit an explanation on a separate piece of paper and attach it to your application.

5) Once you complete your application and gather other required items, print, sign and send them via:

- Fax: (702) 298-6012, or
- Mail: 3300 Needle Hwy., Laughlin, NV 89029, or
- Email: OasisLsg@nals.com (submit your application as JPEGs or PDFs)
- You are also welcome to drop off your application in person

6) Once you submit your application, the Application Fee is nonrefundable. Your \$125 Holding Deposit is fully refundable should you cancel within 24 hours of application submittal. After 24 hours, the Holding Deposit is non-refundable unless your application is declined. The \$75.00 Deposit Waiver is nonrefundable.

7) We will process your rental application as quickly as possible and will generally notify you of our decision within 48 hours.



RENTAL APPLICATION CRITERIA

We are committed to complying with all applicable laws, including all Fair Housing laws, and prohibit discrimination based on race, color, gender, marital status, national origin or ancestry, physical or mental disability, medical conditions, sexual orientation, age or any other consideration made unlawful by federal, state or local laws.

The following are qualification guidelines to rent an apartment in our community:

- 1) Application:** Applicants must be at least 18 years of age. A completed and signed application from each adult is required. An Application Fee is required and is a non-refundable fee that does not go towards any deposits. Omissions and false information may be grounds for application denial.
- 2) Occupancy Limits:** Two (2) persons per bedroom, generally, but with exceptions for infants and children up to local occupancy standards.
- 3) Identification Verification:** A viewing of your Driver's License, State ID, or other government-issued ID with a photo is required to apply and move in. A viewing of your Social Security card may also be required.
- 4) Credit Screening:** A credit check will be performed and a scoring system by an outside company is used. An additional deposit may be required if your credit score falls in the Conditional to Low Accept range. We will notify you of your Application Results and any additional requirements as quickly as possible.
- 5) Criminal Screening:** A criminal background check will be performed on all applicants by an outside company. Management shall consider when any crimes occurred as well as the nature and seriousness of the offense. Court convictions for the following may be considered grounds for automatic denial: sex or terrorism-related felonies, and any person listed on the National Sex Offender Registry. This list of possible grounds for denial is not considered all-inclusive. A copy of our criminal background policy, a list of our screening standards, and an explanation of our appeal process is available upon request.
- 6) Rental History Screening:** A rental history check will be performed by an outside company. Any eviction, skip or unpaid rental collection shall be grounds for denial. Multiple civil filings or monetary judgments may be grounds for denial.
- 7) Income Verification:** All proof of income must be submitted within 24 hours of application submittal. **The minimum gross income requirement is 3 times the amount of rent.** All income will be verified using your most current check stubs or income tax forms. Company letters will satisfy written verification only when an applicant is new to a company and has not yet received pay. To include alimony and child support in the gross income, applicant must provide proof of monthly payments for the last three months. Applicant must also provide a Minute Order, Order After Hearing, Judgment of Paternity, Judgment of Dissolution or Award from State or county Child Support Enforcement Bureau as proof that this income will be received for the duration of the lease. **Should you receive Social Security as part of or all of your income, we will need a copy of the award letter and your three most recent months of bank statements verifying it is ongoing.** If you do

not meet the minimum monthly income requirement, to qualify, your total liquid assets must be greater than 3 times the amount of rent times the number of months in your desired lease term.

8) Co-signers/Guarantors: Co-signers, with certain restrictions, are accepted at our community. Co-signers are fully responsible for the Lease Agreement and must pass a credit and criminal check as well. **The gross income requirement for co-signers is 5 times the monthly rent.**

9) Fees: Please note that fees and rates are subject to change.

APPLICATION STATUS CONTACT INFORMATION

TO PROCEED, PLEASE PROVIDE THE FOLLOWING:

Your Email Address:

Your Phone Number:

What is the best way to contact you (phone or email)?

What floor plan, number of bedrooms, or specific unit are you applying for?

What is your projected move-in date?

Thank you again for your interest in our community!

Please proceed to the Rental Application.



RENTAL APPLICATION

COMMUNITY :	OFFICE USE:
Apartment Number:	Type:
Monthly Rent:	Agent:
Move In Date:	Pro-In:
Date Received:	Referred By:

Please print in blue or black ink, or type directly into the fields below. Include First, Middle and Last Names.

PRIMARY APPLICANT INFORMATION			
Your Full Name:	SSN #:	DOB:	
Cell Phone #:	Driver License # & State :	Smoker? Yes <input type="checkbox"/> No <input type="checkbox"/>	
Alt Phone # (optional):	Email Address:		
Spouse's Full Name:	SSN #:	DOB:	
Cell Phone #:	Driver License # & State:	Smoker? Yes <input type="checkbox"/> No <input type="checkbox"/>	
Alt Phone # (optional):	Email Address:		
NAMES OF ALL OTHER PROPOSED OCCUPANTS			
Full Name:	SSN #:	DOB:	Smoker? Yes <input type="checkbox"/> No <input type="checkbox"/>
Full Name:	SSN #:	DOB:	Smoker? Yes <input type="checkbox"/> No <input type="checkbox"/>
Full Name:	SSN #:	DOB:	Smoker? Yes <input type="checkbox"/> No <input type="checkbox"/>
Full Name:	SSN #:	DOB:	Smoker? Yes <input type="checkbox"/> No <input type="checkbox"/>
CURRENT ADDRESS			
Street Address:	City:	State:	Zip:
Home Phone #:	Length of Residency	From:	To:
Landlord Name:	Landlord Phone #:		
Monthly Rent Paid:	Reason for Leaving:		
PREVIOUS ADDRESS			
Street Address:	City:	State:	Zip:
Landlord Name:	Landlord Phone #:		
Monthly Rent Paid:	Length of Residency	From:	To:
CURRENT EMPLOYMENT			
Company Name:	Your Position:		
Address:	City:	State:	Zip:
Supervisor Name:	Supervisor Phone #:		
Monthly Income:	Length of Employment	From:	To:
Other (Monthly) Income and Source:			
PREVIOUS EMPLOYMENT			
Company Name:	Your Position:		
Address:	City:	State:	Zip:
Phone #:	Length of Employment	From:	To:
SPOUSE'S EMPLOYMENT			
Company Name:	Their Position:		
Address:	City:	State:	Zip:
Supervisor Name:	Supervisor Phone #:		
Gross Monthly Income:	Length of Employment	From:	To:

AUTOMOBILES			
Year:	Make/Model:	Color:	License #:
Year:	Make/Model:	Color:	License #:
PETS			
How many:	Kind(s):	Weight(s):	Color(s):
RESIDENT HISTORY			
Has applicant filed an open bankruptcy within the last ten years?			Yes <input type="checkbox"/> No <input type="checkbox"/>
If yes, please explain: _____			
Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony?			Yes <input type="checkbox"/> No <input type="checkbox"/>
If yes, please explain: _____			
Has applicant or any proposed occupant ever been evicted or asked to move out of a residence?			Yes <input type="checkbox"/> No <input type="checkbox"/>
If yes, please explain: _____			
Do you use illegal drugs? Yes <input type="checkbox"/> No <input type="checkbox"/>		Do you engage in the distribution or sale of illegal drugs? Yes <input type="checkbox"/> No <input type="checkbox"/>	
EMERGENCY CONTACT (required)			
Full Name:		Your Relationship:	
Address:		Phone #:	
REFERRAL SOURCE (ex. a current resident, a particular website, driving by, etc.)			
How did you hear about our community?			

Applicant has submitted the application fee, which is non-refundable payment for a credit check and processing charge of this application. This sum is not a rental payment or security deposit. This amount will be retained by management to cover the cost of processing the application as furnished by the applicant; any false information will constitute grounds for rejection of the application.

The application fee is due for every adult applicant (18+). Please check with your leasing agent if you have any questions or concerns to ensure you have met the necessary requirements before submitting your application.

ACKNOWLEDGEMENT – Please review carefully before signing your application

You declare that all your statements on this Application are true and complete. You authorize us to verify your statements and eligibility through any means, including consumer reporting agencies and other rental housing owners. You acknowledge that you had an opportunity to review our rental selection criteria, which include reasons your application may be denied, such as criminal history, credit history, current income, and rental history. You understand that if you do not meet our rental selection criteria or if you fail to answer any question or give false information, we may reject the application, retain all application fees, administrative fees, and deposits as liquidated damages for our time and expense, and terminate your right to occupancy. Giving false information is a serious criminal offense. In lawsuits relating to the application or Lease Contract, the prevailing party may recover from the non-prevailing party all attorneys’ fees and litigation costs. We may at any time furnish information to consumer reporting agencies and other rental housing owners regarding your performance of your legal obligations, including both favorable and unfavorable information about your compliance with the Lease Contract, the rules, and financial obligations. Fax signatures are legally binding. You acknowledge that our privacy policy is available to you.

If this application is approved, and I fail to occupy the premises on the agreed upon date, except for delay caused by construction or the holding over of a resident; I understand Management will assess damages against the deposit for the full deposit amount. I understand that my deposit is fully refundable should I cancel within 24 hours of application submittal and that after 24 hours, my deposit is non-refundable unless my application is denied.

Applicant’s Signature

Date

Signature of Spouse (if applicable)

Date

Signature of Owner’s Representative (if applicable)

Date

CREDIT CARD AUTHORIZATION

By entering the following information, I am giving the NALS Apartment Community authorization to charge my credit card to apply for an apartment. I understand that this sum is not a rental payment or security deposit. This amount will be retained by management to cover the cost of processing the application as furnished by the applicant

Please fill out the information below:

Name of cardholder as it appears on card: _____

Billing Address:

Street: _____

City: _____

State/Zip Code: _____

Type of Credit Card: _____ (Visa/Mastercard/American Express)

Number on Card: _____

Expiration Date: _____

CVV Number: _____ (3 digit code on back of Visa or Mastercard, or 4 digit code on the front of Amex)

By signing below, I (Cardholder) hereby authorize the NALS Apartment Community to process my credit card for payment(s) in the amount of \$_____ for _____ (description of charges). I understand that the transaction may appear on my credit card statement as "Property Payment-Rent (Goleta, CA)". I also understand that if I dispute these charges through my credit card company, I may incur fees up to \$80 per disputed item.

Cardholder's Signature

Date

Thank you for applying with us!

We appreciate your interest in our community, and will contact you immediately upon receipt of your application.