



Terms of Application Agreement

Disclosure of Brokerage Relationships: Landlord and Tenant confirm that in the connection with this transaction, the Listing Broker, the Leasing Broker, and their Salespersons, have acted on behalf of Landlord and Landlord's representative. The applicant(s) hereby certify that the information contained in this application is true and correct to the best of the Applicant's knowledge and Applicant(s) have not intentionally withheld any facts or circumstances which would adversely affect this application. This includes, but not limited to, disclosing all animals and/or additional occupants intended to live in the property. Applicant(s) hereby authorize the Managing Broker to 1.) CONDUCT A CREDIT CHECK, 2.) CONDUCT A BACKGROUND CHECK, 3.) VERIFY ANY OR ALL REFERENCES LISTED HEREIN, 4.) DISCLOSE INFORMATION TO THE PROPERTY OWNER OR PERMITTED AGENT.

Showing Requirements: All homes must be viewed by applicants.

Prior to submitting your application for review, please take time to read the following information to help in making your decision. We have prepared a list of the more important policies we feel you should understand. All McKenna Property Management's policies and procedures will be outlined in your lease.

Office: 9065 S. Pecos, Suite 110, Henderson, NV. 89074

Tele: 702-434-HOME

Fax: 702-939-0073

Email: Shae@McKennaTeam.com

1. McKenna Property Management's application process is not a first come first serve basis. If your application is submitted, it will be presented with all other submitted applications as well. If you do not want your application submitted with others, do not apply.
2. Each interested person must submit a valid picture ID and proof of income (most recent pay stubs (3 months minimum), 3 months of recent bank statements, or last year's tax report.)

*DOCUMENTS MUST BE SCANNED AND SENT AS ATTACHMENT OR FAXED. *

3. McKenna Property Management is open Monday through Thursday 9:00am - 12:00pm, 1:00pm to 5:00pm and 9:00am – 12:00pm on Fridays. McKenna Property Management is closed on all holidays.
4. A showing appointment can be scheduled by contacting an agent affiliated with our office at 702-778-1907. Please contact us as soon as possible to cancel or reschedule any appointments.
5. Application fees are \$85 per applicant. Fees may be paid online. Please allow 48-72 business hours for processing applications. Your application will not be processed until applications fees have been paid.
6. Your application will be valid for 30 days. After 30 days a new application will be required.
7. Please Note: The pet deposit may vary and/or additional documentation may be required depending on the property. All pets are subject to owner's approval. If the owner does not approve your pet(s) you have the option to view other available properties listed by McKenna Property Management.
To help ensure ALL 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/Service Animal). This process ensures we have formalized pet and animal-related policy acknowledgments and more accurate records to create greater mutual accountability.

Please get started by selecting a profile category on our landing page. Copy and paste the following link in another tab: <https://mckenna.petscreening.com/>

Rental Process

8. Utilities are NOT included in the posted rental rate (unless specifically stated) and are the responsibility of the tenant.
9. Once your application has been approved, McKenna Property Management will require a showing disclosure form to be signed and a holding deposit which will be credited towards your security deposit upon move-in. The holding deposit must be paid in certified funds within 24 hours of application approval. If applicant does not fully execute the lease within 15 days by completing lease and paying first month's rent and remaining deposits, McKenna Property Management will retain all collected deposits to cover administrative expenses. You must submit a holding deposit of up to 50% of the security deposit to remove the property from the rental market. The remainder of the security deposit is required before

keys will be issued. All fees prior to move-in including first month's rent, deposits and lease fee must be paid in certified funds or online.

10. All requests for appliances, cosmetics items, rent negotiations etc. must be submitted at the time of your application via email to RentalsMPM@McKennaTeam.com . All requests are contingent upon owner approval. Applicant is aware that all occupants or co-applicants over the age of 18 must apply separately with \$85 non-refundable application fee each. Please list all occupants including children, under the "dependents" section.
11. Holding deposits are non-refundable whether or not approved applicant opts to proceed with lease.
12. McKenna Property Management may hold a property up to TWO WEEKS (maximum) from the date the holding deposit is received.
13. The tenant has viewed the property and understands and accepts the property is leased in "AS IS" condition. No further cleaning of any kind, additional repairs or cosmetic improvements will be done. A viewing disclosure form will be signed at the time the holding deposit is paid.
14. All fees are subject to change without notice.

Tenant Benefit Package: Tenants will automatically be enrolled in our Tenant Benefit Package. The package will be a monthly cost of \$35 in addition to your rent.

In this package tenants will receive Tenant Liability Insurance to cover \$100,000 in Tenant Liability through Great American Homes. You can opt-out of using Great American Homes as your provider, but you must provide proof of coverage to McKenna Property Management. Providing proof of a different provider will not deduct any of the costs of the tenant benefit package. Tenant Liability is NOT Renters Insurance. To obtain renters insurance please contact a third-party agency.

Tenants will also receive AC filters delivered every two months right to their door through our Second Nature Filter Program. You have two days to replace the old filters with the new delivered ones. This will help the efficiency of the HVAC system in your home and will help avoid major HVAC issues that can cost thousands of dollars and days without A/C. You cannot opt-out of the Second Nature Filter Program.

There are many other benefits of this package that you may find at:
www.mckennapropertymanagement.com/tenant-benefits-package