



**PRIORITY PROPERTY  
MANAGEMENT**

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## RENTAL STANDARDS

Priority Property Management takes pride in providing residents with the quality rental homes. All applications for residency are processed through a tenant screening company. All prospective residents 18 years or older must process an application to rent.

Applications fees are \$65.00 *per person* and **MUST BE** paid online through the online application process.

All application fees are non-refundable.

Application Screening Requirements include the following:

### **RENTAL HISTORY:**

1. Minimum three (3) years verifiable rental history with a third-party management company AND a **COMPLETED** move out. Third party/verifiable rental history is described as history with a property management/real estate and/or apartment complex. ***Inability to provide this information will result in additional security required.***
2. Negative rental history or no rental history may be cause for the application to be approved with additional security or denied, at the sole discretion of Management.

OCCUPANCY of the home is for example:

- 2-bedroom.....4 occupants
- 3-bedroom.....6 occupants
- 4-bedroom.....8 occupants, and so on.

### **EMPLOYMENT/INCOME:**

1. Total gross monthly income from all sources must be at least **three (3)** times the monthly rent of the property you are applying for. This may include any verifiable income in addition to that received through your employment (i.e. child support, social security, retirement, self-employment income, etc.)
2. Applicants must be able to prove two (2) years employment history in the same line of work. If employment background has changed recently, the application may be approved with additional security at the sole discretion of Management.
3. If your income is less than three (3) times the monthly rent or is not verifiable, your application will be denied, at the sole discretion of Management.
4. Management will verify debt to income ratios do not exceed 45%. Debt to income ratios that exceed 45% will incur an increase in security deposit at the sole discretion of Management.

### **CREDIT**

1. If your credit reflects an open rental collection or eviction, your application ***will be denied.***
2. If your credit does not reflect at least three (3) established tradelines of three (3) years or more in good standing, your application may be denied, at the sole discretion of Management.

### **CRIMINAL**

If our verification shows criminal history your application may be denied, at the sole discretion of Management.

### **PET(S)**

A welcoming environment is paramount to all residents. To help ensure ALL 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). This process ensures we have formalized pet and animal-related policy acknowledgments and more accurate records to create greater mutual accountability.

**4310 Losee Rd Ste 4, N. Las Vegas, NV 89030**  
**Phone: (702) 834-6000 / Fax: (702) 476-2350**  
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Please get started by selecting a profile category on our landing page:

<https://prioritypm1.petscreening.com/>

Please also review our Pet Policy at <https://www.prioritypm.com/pet-policy>.

**OTHER**

1. We have a NO SMOKING policy. We do not allow smoking on the interior of any property (including the garage) so if your intention is to smoke inside the property, please reconsider submitting an application.
2. Please review Common Application Questions at <https://www.prioritypm.com/common-application-questions> for documentation required to complete application screening. The information provided is inclusive of, but not limited to, the items listed. Additional documentation may be requested at the sole discretion of Management.

**APPROVAL**

At the sole discretion of Management, an application may be approved with an additional security deposit of up to three (3) times the standard security deposit if applicable and is determined by the compilation of the information indicated above.

**AUTOMATIC DENIAL**

Please note the only items resulting in an automatic denial are previous/open rental collection(s), prior eviction(s), and criminal history.

**Please take your time to review and carefully consider the information provided above prior to completing an application as application fees are non-refundable once processing has begun. Please also complete your application thoroughly to ensure timely processing.**

**I have read and received a copy of these rental standards.**

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Signature of prospective resident \_\_\_\_\_ Date \_\_\_\_\_

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Signature of prospective resident \_\_\_\_\_ Date \_\_\_\_\_

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Signature of prospective resident \_\_\_\_\_ Date \_\_\_\_\_



We proudly practice Federal Fair Housing Laws

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