



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 \$85.00 *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. Priority Property Management must be able to verify a minimum three (3) years verifiable rental history with a third-party management company AND a **COMPLETED** move out. PThird party/verifiable rental history is described as history with a property management/real estate and/or apartment complex. We do not verify private landlord history. ***Inability to provide this information will result in additional security required.***
2. Negative rental history (ie late payment, eviction, outstanding balances and/or collections) or no rental history may be cause for the application to be approved with additional security or denied, at the sole discretion of Management.
3. In the event we are able to issue an application approval, any application without formal third-party management history verification ***WITH*** a completed move out will receive application approval contingent upon agreement of a pre-paid mid-lease property walk paid by applicant at time of move in.
4. If the difference in current housing obligation to proposed is greater than 25% this will result in additional security required.

******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
Email: info@prioritypm.com



Only domesticated, common household pets will be considered. Pets of vicious or aggressive disposition deemed by management to be potentially harmful to the health and safety of others are prohibited. Please note:

- CATS ARE NOT ALLOWED.
- DOGS: SEE PPM PET POLICY
- PET MAXIMUM WEIGHT LIMIT: 30 LBS
- MAXIMUM # OF PETS PER PROPERTY: 2

Please get started by selecting a profile category on our landing page: <https://prioritypm1.petscreening.com/>

By signing below you confirm you have reviewed our Pet Policy at <https://www.prioritypm.com/pet-policy>, and understand the application fee is non-refundable if you provide an application with pets that exceed this 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.

Signature of prospective resident

Date

Signature of prospective resident

Date



We proudly practice Federal Fair Housing Laws

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