



Dear Applicant:

We take pride in the properties we manage. We actively seek good residents to make their homes with us and we strive to provide the best services, while they live in the rentals we manage. We are here to be of service to you and to others seeking housing. We sincerely hope that you will be a long-term resident with us.

Please read through and initial all pages to acknowledge your understanding of how Triumph Property Management processes rental applications.

1. Applications are accepted from 9:00 AM to 4:30 PM Monday-Thursday and until 3:30 PM on Friday at our office located at 911 N. Buffalo Dr. #202 Las Vegas, NV 89128.
2. Applicant(s) monthly gross income must be at least **THREE** times the monthly rent and must verify it is current by providing:
  - (2) most recent pay stubs
  - (2) months of bank statements (in lieu of pay stubs if Direct Deposit is received)
  - job offer letter/transfer letter (dated within 30 days); or
  - most recent year's tax return (**first page only**; applicable only if pay stubs are not available)This includes self-employed and tip-earning persons.  
Roommates may need to meet minimum income requirement **individually**.
3. Please submit a copy of each applicant's Drivers License.
4. Applicant(s) must submit a **NON-REFUNDABLE** application fee PER applicant in order for application to begin processing.
  - NON-REFUNDABLE Application fee - made payable to Triumph Property Management
  - \$65 per applicant - everyone over the age of 18 **MUST** submit their own application.
  - Only certified funds will be accepted: money order, cashier's check, or EXACT cash.
5. Applicant(s) is/are required to physically inspect premises, both interior and exterior prior to submitting an application. Properties are rented as showed to you, in "as is" condition, on a first come first serve basis. All requests\* for improvement should be indicated on the application.  
*\*Requests will be considered but are NOT guaranteed.*
6. Applicant(s) must qualify and be approved after a credit and background check, verification of employment and income, and verification of positive past rental history.
7. Per NRS 645.254.4, we must continue to accept applications until the Broker or Property Owner has approved an Applicant(s) and they have paid the required security deposit. All applications will be presented to Property Owner at the same time and the Broker or Property Owner will make the final selection.
8. Please make sure you specify the desired move in date on the application.  
*Note all marketed properties require occupancy within 15 days unless otherwise noted.*

***The Property Owner reserves the right to give final approval on all processed applications and/or pets.***

IN ACCORDANCE WITH FAIR HOUSING LEGISLATION,  
ALL APPLICATIONS WILL BE PROCESSED TO THE ABOVE, WITHOUT EXCEPTION.

**T: 702.367.2323**  **F: 702.367.2329**

Mailing & Correspondence Address: 9030 W. Sahara Blvd. #668 Las Vegas NV 89117  
Physical Address (Application Drop-Off & Lease Signing): 911 N. Buffalo Dr. #202 Las Vegas, NV 89128

Initial: \_\_\_\_\_



### **Security Deposits:**

Standard Security Deposit is equal to one (1) month's rent and **may be increased for any of the following reasons, not to exceed three (3) times the monthly rent:**

- Poor rental history
- Poor credit history and/or open collections
- Recent short sale or foreclosure
- Bankruptcy (must be discharged AND dismissed)
- Las Vegas resident for less than one (1) year (unless moving due to a job transfer with the same company)
- Criminal record (typically denied)

### **Utilities:**

Tenant(s) is/are responsible to pay for all utilities including gas (if applicable), power, water, trash, and sewer.

- For condos: Tenant shall reimburse the Landlord \$18/month for sewer and \$18/month for trash. Tenant will transfer power and gas (if applicable to their name and maintain timely payments with the respective companies.
- For homes located in Las Vegas: Tenant shall reimburse the Landlord \$18/month for sewer and \$18/month for trash. Tenant will transfer power and gas (if applicable to their name and maintain timely payments with the respective companies.
- For homes located in Henderson: Tenant shall reimburse the Landlord \$18/month for sewer and \$18/month for trash. Tenant will transfer power and gas (if applicable to their name and maintain timely payments with the respective companies.
- For homes located in North Las Vegas: Tenant will transfer water, trash, sewer, power, and gas (if applicable) to their name and maintain timely payments with the respective companies.

Tenant(s) MUST transfer all utilities into their name as of the lease start date. Utilities are always scheduled for shutoff immediately after the lease start date and it is imperative Tenant(s) do not wait to schedule services, otherwise there may be a break in service. Tenant(s) will be pro-rated back for any services used after occupancy that are still in Triumph Property Management's name.

### **Landscaping:**

Landscaping in both front and backyard is a Tenant responsibility unless otherwise notated by owner and/or HOA.

### **Pet Policy:**

Application for Pet Approval must be fully completed for consideration of PETS.\*

Completion of Application for Pet Approval does NOT guarantee approval.

All pets are subject to the Property Owner's approval. Dogs that fall under "vicious breeds" such as Doberman Pinscher, Rottweiler, Akita, Chow Chow, and Pit Bull (otherwise known as "American Pit Bull Terrier, American Staffordshire Terrier, and Staffordshire Bull Terrier"), are subject to Property Owner approval and application may be declined. If vicious dog breed is approved, Applicant(s)/Tenant(s) will help find a replacement insurance policy that will cover the home with such animal(s), as well as pay the difference in the policy premium. If vicious dog breed is approved, an increase in security deposit may also be applicable.

*\*Service animals must be certified and applicant(s) MUST provide documentation. Emotional support animals are NOT qualified as service animals but will be considered.*

### **IMPORTANT INFORMATION:**

- Properties can be held for up to fifteen (15) days with a paid security deposit.  
***All move-in funds due must be paid by certified funds ONLY. Online payments will NOT be accepted.***
- Standard lease term is one (1) year
- Rent is due on the 1st of each month and is considered late after 5:00 PM on the 5th.
- Tenants are required to maintain renter's insurance to cover their personal property and other liabilities, including pets if applicable.
- Tenants are responsible for repairs under \$100.

Initial: \_\_\_\_\_



**Rental Application**  
**PLEASE PRINT LEGIBLY**

Property Address:					
Referring Source: <small>Public ID needed for Agent Referrals</small>		Today's Date:			
Property Rental Amount:	\$	Security Deposit Amount:	\$	Move in Date:	

<b>APPLICANT</b>				
<i>Each applicant over the age of 18 must complete their own application form</i>				
First and Last Name	Date of Birth	Social Security #	Drivers License #	State
Home Phone #	Cell Phone #	Email Address		

<b>EMPLOYMENT</b>		
	CURRENT EMPLOYMENT	PRIOR EMPLOYMENT
Employer Name		
Employer Address		
Employer Phone & Fax #		
Current Job Title		
Name of Supervisor		
Dates of Employment	From:                      TO:	From:                      TO:
Income per Month	\$	\$

<b>RENTAL HISTORY</b>		
	Current Address	Prior Address
Street Address		
City / Zip Code		
Occupancy Dates		
Owner/ Manager Name & Phone & Fax Number		
Reason for Vacating		
Last Rental Amount Paid	\$	\$



**Rental Application  
PLEASE PRINT LEGIBLY**

**Credit Information**

Bank Name	Branch Address	Account Number	Account Balance

**Vehicle Information**

Make	Model	Color	Year	License #	State

**Personal / Emergency Contact**

Name	Phone Number	Email Address	Address	Relation

**Pet (s)**

NOTE: There is additional deposit for pets. Not all properties allow pets.

Number of DOG(s) & Weight	Number CAT(s) & Weight

**ADDITIONAL OCCUPANTS**

*List everyone who lives with you*

First and Last Name	Date of Birth	Social Security #	DL #	State	Relation

**GENERAL INFORMATION** Check answer that applies

- Do you or anyone in your household smoke?  YES  NO
- Do you have any pets?  YES  NO
- Have you ever filed for bankruptcy?  YES  NO
- Do you have any musical instruments?  YES  NO
- Do you intend to use water filled furniture in the apartment?  YES  NO
- Have you ever been convicted of any crime including felonies and misdemeanors?  YES  NO
- Have you ever been evicted for any other reason?  YES  NO

Please explain any "YES" answers to the above questions: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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TRIUMPH Property Management  
Rental Application  
PLEASE PRINT LEGIBLY

**THIS PROPERTY IS OFFERED "AS IS."**

Any concerns regarding the appearance of the property should be addressed below.

**DISCLOSURE**

Please read carefully before signing

1. Applicant hereby offers to rent/lease premises as described on Page 1 of this Application for the described monthly amount on Page 1 of this application.
2. Applicant understands that TRIUMPH Property Management is the leasing agent and representative for the landlord of the premises as described on Page 1 of this Application.
3. Applicant declares that the information contained herein is true and correct, and applicant authorizes an employment check, criminal records check, credit check, verification of references and current and previous landlords.
4. Landlord and agent will not be bound by any representations, agreements or promises, written or oral, made by landlord or agent unless contained in the rental agreement signed by landlord or landlord's agent
5. Applicant does hereby release landlord, agent and this company of any and all damages or liabilities which might result from the above information. Applicant releases present landlord and all previous landlords from any and all liability for any damage or injury whatsoever caused by providing information to landlord or agent regarding applicant.
6. Applicant understands and acknowledges that a false statement made herein is grounds for denial of rental to applicant. Any statement herein may be construed as a condition precedent to any binding rental agreement or contract between applicant and landlord.
7. Approval for residency is made without regard to race, color, religion, sex, national origin, age, or handicap.
8. Applicant understands that applicant acquires no rights to premises until execution of a rental agreement in the form submitted and deposit of rent and security described in this application.

Applicant's Signature: \_\_\_\_\_

Dated: \_\_\_\_\_

T: 702.367.2323  F: 702.367.2329

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# TRIUMPH Property Management

www.TriumphPropertyManagement.com

**PLEASE PRINT LEGIBLY**

## RENTAL VERIFICATION FORM

Applicants Name:		Today's Date:	
Property Address:			
Prior Address:			
Landlord/ Agent Name:		Telephone & Fax #:	
Landlord / Agent Address:			
<p>I the named above and undersigned hereby give TRIUMPH Property Management permission to contact my previous landlord below and obtain all required information. I further consent to my previous landlord to release all information requested by TRIUMPH Property Management.</p>			
Applicant Signature: _____		Dated: _____	

THIS SECTION TO BE COMPLETED BY THE LANDLORD'S/REPRESENTATIVE AND RETURNED TO TRIUMPH PROPERTY MANAGEMENT

Occupancy Dates:		Monthly Rent:	\$	Security Deposit:	\$
Any back rent owed: <small>if yes please indicate amount</small>	<input type="checkbox"/> YES \$ _____	<input type="checkbox"/> NO	Any Late Payments: <small>if yes please indicate amount</small>	<input type="checkbox"/> YES \$ _____	<input type="checkbox"/> NO
Any 5-Day notices served: <small>if yes please indicate amount</small>	<input type="checkbox"/> YES \$ _____	<input type="checkbox"/> NO	Any NSF Checks tendered: <small>if yes please indicate amount</small>	<input type="checkbox"/> YES \$ _____	<input type="checkbox"/> NO
If subsidized rent, please list tenant portion: _____					
Rent Includes:	<input type="checkbox"/> All utilities <input type="checkbox"/> No Utilities <input type="checkbox"/> Water <input type="checkbox"/> Electric <input type="checkbox"/> Trash <input type="checkbox"/> Sewer				
Upon vacating, was property returned in satisfactory condition?				<input type="checkbox"/> YES <input type="checkbox"/> NO	
Would you rent to tenants again?			<input type="checkbox"/> YES <input type="checkbox"/> NO		
Landlord's/Representative Signature: _____ Dated: _____					

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## DUTIES OWED BY A NEVADA REAL ESTATE LICENSEE

This form does not constitute a contract for services nor an agreement to pay compensation.

In Nevada, a real estate licensee is required to provide a form setting forth the duties owed by the licensee to:

- a) Each party for whom the licensee is acting as an agent in the real estate transaction, and
- b) Each unrepresented party to the real estate transaction, if any.

Licensee: The licensee in the real estate transaction is Kamyar Zargari whose license B.1000830.CORP  
The licensee is acting for \_\_\_\_\_ who is/are the  
 Seller/Landlord  Buyer/Tenant.  
Broker: The broker is Kamyar Zargari whose company is Triumph Property Management Corp.

### Licensee's Duties Owed to All Parties:

A Nevada real estate licensee shall:

1. Not deal with any party to a real estate transaction in a manner which is deceitful, fraudulent or dishonest.
2. Exercise reasonable skill and care with respect to all parties to the real estate transaction.
3. Disclose to each party to the real estate transaction as soon as practicable:
  - a. Any material and relevant facts, data or information which licensee knows, or with reasonable care and diligence the licensee should know, about the property.
  - b. Each source from which licensee will receive compensation.
4. Abide by all other duties, responsibilities and obligations required of the licensee in law or regulations.

### Licensee's Duties Owed to the Client:

A Nevada real estate licensee shall:

1. Exercise reasonable skill and care to carry out the terms of the brokerage agreement and the licensee's duties in the brokerage agreement.
2. Not disclose, except to the licensee's broker, confidential information relating to a client for 1 year after the revocation or termination of the brokerage agreement, unless licensee is required to do so by court order or the client gives written permission.
3. Promote the interest of the client by:
  - a. Seeking a sale, lease or property at the price and terms stated in the brokerage agreement or at a price acceptable to the client.
  - b. Presenting all offers made to, or by the client as soon as practicable.
  - c. Disclosing to the client material facts of which the licensee has knowledge concerning the real estate transaction.
  - d. Advising the client to obtain advice from an expert relating to matters which are beyond the expertise of the licensee.
  - e. Accounting to the client for all money and property the licensee receives in which the client may have an interest.

### Duties Owed By a broker who assigns different licensees affiliated with the brokerage to separate parties.

Each licensee shall not disclose, except to the real estate broker, confidential information relating to client.

**Licensee Acting for Both Parties:** You understand that the licensee \_\_\_\_\_ may or \_\_\_\_\_ may not, in the future act for two or more parties who have interests adverse to each other. In acting for these parties, the licensee has a conflict of interest. Before a licensee may act for two or more parties, the licensee must give you a "Consent to Act" form to sign.

I/We acknowledge receipt of a copy of this list of licensee duties, and have read and understand this disclosure.

\_\_\_\_\_  
Seller/Landlord

\_\_\_\_\_  
Date

\_\_\_\_\_  
Time

\_\_\_\_\_  
Seller/Landlord

\_\_\_\_\_  
Date

\_\_\_\_\_  
Time

\_\_\_\_\_  
Buyer/Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Time

\_\_\_\_\_  
Buyer/Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Time

**CONFIRMATION REGARDING REAL ESTATE AGENT RELATIONSHIP**

*This form does not constitute a contract for services*

<b>Property Address</b>
-------------------------

is not  such a transaction.

<b>I/We confirm the duties of a real estate licensee of which has been presented and explained to me/us. My/Our representative's relationship is:</b>	
_____ is the AGENT of <input type="checkbox"/> Seller/Landlord Exclusively ② <input type="checkbox"/> Buyer/Tenant Exclusively ③ <input type="checkbox"/> Both Buyer/Tenant & Seller/Landlord ①	<b>Tenant is self represented</b> _____ is the AGENT of <input checked="" type="checkbox"/> Buyer/Tenant Exclusively ③ <input type="checkbox"/> Seller/Landlord Exclusively ② <input type="checkbox"/> Both Buyer/Tenant & Seller/Landlord ①

- ① IF LICENSEE IS ACTING FOR MORE THAN ONE PARTY IN THIS TRANSACTION, you will be provided a **Consent to Act form for your review, consideration and approval or rejection. A licensee can legally represent both the Seller/Landlord and Buyer/Tenant in a transaction, but ONLY with the knowledge and written consent of BOTH the Seller/Landlord and Buyer/Tenant.**
- ② A licensee who is acting for the Seller/Landlord exclusively, is not representing the Buyer/Tenant and has no duty to advocate or negotiate for the Buyer/Tenant.
- ③ A licensee who is acting for the Buyer/Tenant exclusively, is not representing the Seller/Landlord and has no duty to advocate or negotiate for the Seller/Landlord.

_____ <i>Seller's/Landlord's Company</i> by _____ <i>Licensed Real Estate Agent</i> _____                      _____ <i>Date</i> <i>Time</i>	<b>Tenant is self represented</b> _____ <i>Buyer's/Tenant's Company</i> by _____ <i>Licensed Real Estate Agent</i> _____                      _____ <i>Date</i> <i>Time</i>
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\_\_\_\_\_  
 Seller/Landlord    Date                      Time

\_\_\_\_\_  
 Buyer/Tenant    Date                      Time

\_\_\_\_\_  
 Seller/Landlord    Date                      Time

\_\_\_\_\_  
 Buyer/Tenant    Date                      Time