



Triumph Property Management Rental Requirements

Applicants must qualify and be approved after a credit check, background check, verification of employment / income, and verification of positive rental history.

Where to submit application: 911 N. Buffalo Dr. Ste 202 Las Vegas, NV 89128
Monday – Thursday 8AM-5PM, Friday 8AM-4PM
Phone: 702-367-2323

- *INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED UNTIL ALL REQUIRED DOCUMENTS ARE SUBMITTED.*
- *Documents submitted will NOT be returned – Please submit copies - (No in-office copies will be made)*
Please allow up to 2 business days for processing.

Requirements

Income - Applicant(s) must make THREE times the monthly rent

- Proof of income documents:
 - (2) most recent paystubs
 - (1) most recent official bank statement
 - Bank statements must be official (no account screenshots)
 - Ending balance AND deposits must be three times the monthly rent
 - Must be dated within 30 days

Applicant must comply with any additional documents requested by management if deemed necessary

Photo I.D. - Copy of valid Driver's License or government-approved identification card (e.g. Passport, Permanent Resident Card, or Military ID) to avoid being a fraud victim.

Application fee - Everyone over the age of 18 MUST fill out their own application and submit application fees.

- \$65.00 per applicant – Made payable to Triumph Property Management
- Certified funds only (Money order, cashier's check, or exact cash)
- NON-REFUNDABLE and used for the service of obtaining credit report and criminal background check.

Inspection - Applicant(s) is/are required to physically inspect premises, both interior and exterior prior to submitting an application. Properties are rented in "as is" condition. Requests for improvements will be considered but NOT guaranteed.

Security Deposits

Security deposits must be submitted within 24 hours of approval. Properties with multiple applications will be secured on a *first come, first serve* basis.

- Equal to one (1) month's rent and may be increased up to three (3) times the monthly rent

Utilities

Tenants are responsible to pay for all utilities and property services including power, gas (if applicable), water, sewer, trash, pest control, pool, landscape, etc.

- \$25.00 / month for sewer & \$25.00 / month for trash (NOT TRANSFERRED INTO TENANT'S NAME)
- Upon placing security deposit- tenants MUST transfer utilities (power, gas, & water) into their name according to their lease start date.
- Utilities are scheduled for shutoff immediately after the lease start date - It is imperative to not wait to schedule services as to avoid any interruption of service.
- Tenants will be pro-rated back for any services used after lease start date that are still in Triumph Property Management's name.

Other information

- Properties are held up to fifteen (15) days with a pad NON-REFUNDABLE holding deposit.
- Tenants are required to maintain renter's insurance
- Tenants are responsible for repairs under \$100
- Rent is due on the 1st and considered late after 5:00 PM on the 5th

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





Rental Application
PLEASE PRINT LEGIBLY

Property Address	
Referring Source (PID needed for Agent Referrals)	
Today's Date:	Desired Move-in Date:

APPLICANT INFO	
First Name, Last Name	Date of Birth (MM/DD/YYYY)
Phone Number	Social Security Number (Required)
Email Address	Driver License # State

EMPLOYMENT	
Employer Name	Employer / Supervisor Phone & Fax
Employer Address	Dates of Employment From: _____ To: _____
Monthly Income	Current Job Title

RENTAL HISTORY	
Current Address	
Owner / Manager Name	Reason for Vacating
Owner / Manager Phone Number	Resided From: _____ To: _____
Owner / Manager Fax Number	Last Rent Amount Paid \$ _____

PETS	
Number of Dog(s) Weight: _____	Number of Cat(s) Weight: _____

ADDITIONAL OCCUPANTS <i>Everyone living within property</i>			
First Name, Last Name	Date of Birth	Social Security Number	Relation
First Name, Last Name	Date of Birth	Social Security Number	Relation
First Name, Last Name	Date of Birth	Social Security Number	Relation



Rental Application

VEHICLE INFORMATION					
Make	Model	Color	Year	License Plate #	State

PERSONAL / EMERGENCY CONTACT				
Name	Phone Number	Email	Address	Relation
Name	Phone Number	Email	Address	Relation

GENERAL INFORMATION	
• Have you viewed the property with your Realtor?	YES NO
• 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
• Have you ever been convicted of any crime including felonies and misdemeanors?	YES NO
• Have you ever been evicted for any reason?	YES NO

DISCLOSURE

1. Applicant hereby offers to rent/lease premises as described in page 1 of this application for the described monthly amount of 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 page 1 of this application.
3. Applicant declares that the information contained herein is true and correct, and applicant authorized an employment check, criminal record check, credit check, rental verification with 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 rental agreement in the form submitted and deposit of rent and security described in this application.
9. Applicant understands that the property is rented in as-is condition as stated on page 1 of this application.
10. Applicant understands that a social security number is required for screening.
11. Applicant understands that the application fee is NON-REFUNDABLE whether the application has been approved or denied.
12. Applicant understands that applicant must submit security deposit funds within 24 hours of approval. Property will be rented on a first come, first serve basis.
13. Falsified information / documents will automatically deny applicant from renting any property with Triumph Property Management.

Applicant's signature: _____ Date: _____



Rental Application
RENTAL VERIFICATION FORM

Applicant Name		Today's Date
Property Address Applied For		
Prior Address		
Landlord / Agent Name	Landlord / Agent Phone #	Landlord / Agent Fax #
<p>I, the named above and undersigned hereby give TRIUMPH PROPERTY MANAGEMENT permission to contact my previous landlord and obtain all required information. I further consent to my previous landlord to release all information requested by TRIUMPH PROPERTY MANAGEMENT.</p> <p>Applicant Signature: _____ Date: _____</p>		

APPLICANT DOES NOT WRITE BELOW THIS SECTION. THIS SECTION TO BE COMPLETED BY THE LANDLORD / REPRESENTATIVE AND RETURNED TO TRIUMPH PROPERTY MANAGEMENT

Occupancy Dates	Monthly Rent	Security deposit	
Any back rent owed? If yes - indicate amount <input type="checkbox"/> YES - \$ _____ <input type="checkbox"/> NO	Any late payments? If yes - indicate how many <input type="checkbox"/> YES _____ <input type="checkbox"/> NO	Any NSF Checks? If yes - indicate how many <input type="checkbox"/> YES _____ <input type="checkbox"/> NO	Any 5-Day notices served? If yes - indicate how many <input type="checkbox"/> YES _____ <input type="checkbox"/> NO
Utilities Included? <input type="checkbox"/> All utilities <input type="checkbox"/> No utilities <input type="checkbox"/> Water <input type="checkbox"/> Power <input type="checkbox"/> Trash <input type="checkbox"/> Sewer			
Upon vacating, was property returned in satisfactory condition? If no, please explain. <input type="checkbox"/> YES <input type="checkbox"/> NO			
Would you rent to tenants again? <input type="checkbox"/> YES <input type="checkbox"/> NO			
Did tenant provide a proper 30 day notice to of intent to vacate? <input type="checkbox"/> YES <input type="checkbox"/> NO			
Landlord / Representative Signature: _____ Date: _____ Landlord Phone Number: _____ Landlord Email: _____			

Please fill out and fax back to 702-367-2329 OR email Contact@TriumphPM.com