

Pleasant Hill Villas

5575 Pleasant Hill Ave. Las Vegas, NV 89103

Phone: 702-364-8745 Email: pleasanthillvillas@anzaliving.com

Welcome to our Community!

Instructions for submitting an application to rent:

1. A holding deposit and an application fee are required to hold a specific apartment. The required holding fee is \$199.00, the holding fee must be paid with a money order or cashier's check, Payable to the order of "**Pleasant Hill Villas**", and **it's refundable under certain conditions.**
2. An application fee of \$50.00 is required with each application. Every adult (all applicants 18 years and older) must complete an application. The fee must be paid with a money order or cashier's check payable to the order of "**Pleasant Hill Villas**". This application fee is non-refundable.
3. You will need to show a valid government issued photo identification such as driver's license, passport, and/or state-issued photo identification card, Counsel Identification, etc.
4. Please complete and fill out the **entire** application.
5. You will need to provide proof of income 2.5 times the rental rate.
6. The proof of income must be copies of your most **recent paystubs** (2 paystubs required) covering one full month if paid bi-weekly. (4 paystubs required) covering one full month if paid weekly. For other sources of income, please speak to one of our leasing consultants for clarification.
7. **You will be disqualified if you have an eviction or owe any apartment community. Some restriction applies.**
8. **The only bankruptcy condition that is acceptable is one that has been discharged for over 2 years.**

CASH IS NEVER ACCEPTED



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RESIDENT SELECTION CRITERIA

Welcome to Pleasant Hill Villas. We appreciate your interest in our apartment homes. Below is our rental criteria. This information is provided to you as a guideline to our rental qualifying policies.

It is Pleasant Hill Villas policy to provide housing on an equal opportunity basis to all persons in accordance with federal, state and local laws regardless of race, color, religion, sex, national origin, handicap, familial status or any other protected categories.

If you wish to apply for an apartment, you must complete an application and pay the required non - refundable rental application fee and the non - refundable administrative fee. All applicant are required to sign and date the application.

IDENTIFICATION REQUIRED: At the time of application, you will need to show valid identification. This can be state or federally issued. Acceptable identification includes a driver's license, passport, and / or state-issued photo identification cards. **INITIALS** _____

MINIMUM AGE: Applicants must be eighteen (18) years of age or older (or an emancipated minor). Anyone under the age of eighteen (18), except for an emancipated minor, will be accepted ONLY when living with parent(s) or a legal guardian. **INITIALS** _____

MAXIMUM OCCUPANCY: Pleasant Hill Villas follows industry guidelines by using the formula of 2 persons per bedroom plus 1. Following are the maximum number of occupants allowed: Studio=2 persons, One Bedroom=3 persons, Two bedrooms=5 persons, Three bedrooms=7 persons. **INITIALS** _____

INCOME REQUIREMENTS: To be approved, combined income from all Applicants' must be at least 2.5 times the rent of the apartment. Applicants must provide proof of current Income as well as Income for the last 1 year, (no more than 30 days gap in between verifiable income). The income must be verified with the 2 most recent paycheck stubs or tax returns (verifying both wages and hours worked) and by telephone or e-mail with the employer when possible. All additional sources of income, the applicant must provide proof of income by furnishing copies of federal income tax returns for the previous year and/or other verifiable documentation acceptable to us. **INITIALS** _____

CO-SIGNERS: Co-signers will be allowed to help qualify for the income deficiencies only. Co-Signors will be guaranteeing the Rental Agreement but not reside on the premises. The Co-Signors must be an immediate relative. Meet all rental criteria, and have sufficient income to qualify for their own obligations and the rent of this apartment. **INITIALS** _____

RENTAL HISTORY: The applicant must have 1 year of positive rental history from an apartment community or management company. Renting from a relative or subletting a room is not considered rental history. The lack of rental history may not necessarily be cause for rejection but may result in requiring additional security deposit and meeting all other criteria without problems or deficiencies. Any eviction might eliminate the applicant from consideration. **INITIALS** _____

CREDIT HISTORY: A credit check will be run on all applicants over the age of 18 who will be living in the apartment. An unsatisfactory report is one in which reflects past or current bad debts or bankruptcy of less than 2 years and older one that have not been discharged. If you are rejected for poor credit history you may request a copy of your credit report from the credit reporting agency. We will provide you with the name and contact information for that agency. **INITIALS** _____

UTILITIES: Any outstanding utility bills must be paid before being considered for residency. **INITIALS** _____

CRIMINAL HISTORY: Pleasant Hill Villas participates in the Las Vegas Police Department Crime-Free Housing Program. Criminal background checks will be made on all applicants over the age of 18. If applicant is denied for criminal conviction record(s) that do not comply with our stated policy, applicant may submit additional mitigating evidence to the property for further consideration. **INITIALS** _____

MITIGATING CIRCUMSTANCES: There may be mitigating circumstances which allow an applicant who does not meet our credit, rental or income criteria to be approved. In such cases, additional security deposit will be required. **INITIALS** _____

ACKNOWLEDGEMENT

I have read and understand the aforementioned rental criteria for Pleasant Hill Villas.

Printed Name: _____ Signature: _____ Date: _____





APPLICATION TO LEASE

The following must be completed in its entirety and verified prior to consideration for occupancy.

PLEASE PRINT

For Office Use Only	
Property Name	
Apt. #	Apt. Type
Move-in Date:	Rent:

PERSONAL INFORMATION

LAST NAME		FIRST NAME		MIDDLE NAME	
Drivers License # & State		Social Security Number		Are you over 18?	
Current Phone #		Cell phone #		E-mail address	
Names of others 18 years or older who will occupy apartment:			Names of others under 18 years of age who will occupy apartment:		

(2 years of history)

Current address (Number, Street, City, Zip)					If apartment, name of complex				
					Dates of Residency				
Rent	<input type="checkbox"/>	Own	<input type="checkbox"/>	House	<input type="checkbox"/>	Apartment	<input type="checkbox"/>	Room	<input type="checkbox"/>
To whom do you make payments? Name:					Monthly payment \$				
Address					Phone # ()				
City			State		Zip				

Previous address (Number, Street, City, Zip)					If apartment, name of complex				
					Dates of Residency				
Rent	<input type="checkbox"/>	Own	<input type="checkbox"/>	House	<input type="checkbox"/>	Apartment	<input type="checkbox"/>	Room	<input type="checkbox"/>
To whom did you make payments? Name:					Monthly payment \$				
Address					Phone # ()				
City			State		Zip				

(2 years of history)

Current Employer					Self Employed <input type="checkbox"/>		Dates of Employment	
							From:	
Address							To:	
City			State		Zip		Phone # ()	
Type of business			Position		Income		Annually	
					\$		Monthly	

Previous Employer					Self Employed <input type="checkbox"/>		Dates of Employment	
							From:	
Address							To:	
City			State		Zip		Phone # ()	
Type of business			Position		Income		Annually	
					\$		Monthly	

Other verifiable income (if needed to qualify)		Description	
\$			
\$			
\$			



FINANCIAL

Checking: Bank and branch	Acct. #	Balance \$
Savings: Bank and branch	Acct. #	Balance \$
Other Assets (if needed to qualify)		
Have you ever filed bankruptcy? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, when: _____		If yes, date of discharge
County and state where filed: _____		
Have you ever had any suits, liens, judgments, evictions or repossessions?		Yes <input type="checkbox"/> No <input type="checkbox"/>
Describe: _____	County and State : _____	What year? _____
Describe: _____	County and State : _____	What year? _____
Describe: _____	County and State : _____	What year? _____
Describe: _____	County and State : _____	What year? _____
Describe: _____	County and State : _____	What year? _____

CURRENT FINANCIAL OBLIGATIONS (Please list ALL monthly payments)

Name	Address	Account Type	Amount
			\$
			\$
			\$
			\$
			\$
			\$

VEHICLES

How many vehicles do you own? _____ (cars, trucks)	Make _____	Year _____	License # _____
	Make _____	Year _____	License # _____
	Make _____	Year _____	License # _____
	Make _____	Year _____	License # _____

PARKING OF RECREATION VEHICLES, BOATS, TRAILERS OR COMMERCIAL VEHICLES ON THE PROPERTY IS PROHIBITED UNLESS DESIGNATED AREA IS PROVIDED.

This application is made for the purpose of procuring rental of the herein described premises, and for credit clearance. Everything that I have stated in this application is correct to the best of my knowledge. I understand that you will retain this application whether or not it is approved. You are authorized to check my credit, employment, resident and criminal history. I understand that this property participates in the "Identify, Detect, Locate (IDL) Program" with the Las Vegas Metropolitan Police Department and that upon my approved move-in, my information may be provided to the LVMPD.

I hereby agree to release and hold harmless Anza Management Company, its agents and employees from any and all liability, legal proceedings and costs including attorney's fees arising out of either the verification of the information contained on this application form or the release of this information to other parties. All of the above data and information set forth herein including, but not limited to the statement of my assets, income and financial condition is warranted to be true and accurate and to fully and correctly state my financial conditions as of the date of this application. I also covenant and agree to notify you of any changes in the status of any of the aforementioned items during the period of my tenancy.

Under Nevada Revised Statutes, NRS 1794.1001, the Apartment Community and/or Management Company may request records of criminal history (or the absence thereof) about any prospective Resident. What may be released by any agency of criminal justice without any restrictions are: any record reflecting a conviction any record which pertains to a incident for which a person is currently with the system of criminal justice. This information is to be used by the Apartment Community or Management Company only and not to be disseminated to any other person or apartment complexes or management companies.

As a routine policy, we request any prospective Resident to grant us a release. We are not required under the law to get a release, but we want you to know that we routinely get the criminal information or lack thereof from a police agency in order to protect our residents and employees. Your granting the release is a condition of your being considered as a resident at this home or apartment community.

	Date of Birth <small>(For Criminal Background Check Purposes Only)</small>	
Applicant's Signature		Today's Date

STAFF MEMBER SIGNATURE:





- Daily
- Weekly
- Monthly

I.D.L

IDENTIFY, DETECT, LOCATE

Name: _____

Date of Birth: _____

Soc. Sec. No. _____

D/L No. _____ State _____

Veh. Lic, NO. _____ State _____

Bldg. _____ Apt _____ Date _____