



## 2 Convenient Locations

- ❖ North Las Vegas
- ❖ Las Vegas (near Flamingo and Paradise)

**Non-Refundable Application Fee (money order only) \$40 per applicant  
(anyone 18 & over)**

- ❖ 1 Bedroom 1 Bath starting at \$600.00
- ❖ 2 Bedroom 1 Bath starting at \$700.00
- ❖ **Minimum income requirements-Gross monthly income \$1200 (1bd), \$1400 (2bd)**
- ❖ Central Heat and Air Conditioning
- ❖ On-Site Laundry Facility
- ❖ Near Public transportation and shopping centers
- ❖ Access to homeownership through NHSSN homebuyer education programs

To request an application contact us at (702)649-0998 email [app@nwsn.org](mailto:app@nwsn.org) to have an application emailed to you.

*COMMITTED TO PROVIDING SAFE AFFORDABLE HOUSING ENVIRONMENTS*





**PLEASE READ CAREFULLY PRIOR TO SUBMITTING RENTAL APPLICATION**

Application Criteria:

1. Qualifying is based on income, credit history, rental history and criminal background check.
2. Applicant must earn a minimum of 2 times the stated monthly rent.
3. Must be able to verify 6 months employment history.
4. No evictions in the past 2 years.
5. Verification of rent for most recent 12 months.
6. Rental history reflecting ANY past due or unpaid charges may be denied.
7. Rental history reflecting unauthorized occupants/pets or complaints due to noise or filth/clutter may be denied.
8. A conviction, guilty plea or no-contest plea for ANY felony or gross misdemeanor (involving serious injury, assault, intimidation, kidnapping, death, arson, rape, sex crimes and/or child sex crimes, extensive property damage or drug related offenses (sale, manufacture, delivery or possession with intent to sell) burglary/robbery, forgery or weapons) charges **may** be denied.
9. Any false information given will result in an automatic denial.

**APPLICATIONS ARE ONLY COMPLETE/ACCEPTED IF YOU MEET THE FOLLOWING**

Application Requirements:

1. All persons 18 years of age or older that will be living in the home may be required to apply and be screened. NO EXCEPTIONS!
2. All applications must be filled out completely and signed by each applicant.
3. There is a **\$40** application fee per person. This fee is non-refundable (money order only). Once you have submitted your application and fee, you consent to this.
4. Copy of Photo I.D (**Nevada DL/I.D.**) is required at the time an application is submitted.
5. Copy of valid social security card(s).
6. Copy of birth certificate for anyone under the age of 18 years old.
7. Reliable telephone numbers for all rental history must be provided.
8. We require 60-days of pay stubs (2 months) as employment verification at the time an application is submitted. If you are self-employed you will be required to submit a copy of prior year's tax returns, 6 months bank statements and YTD profit and loss as verification.
9. 6 months bank statements
10. All intended residents must be listed on application.

**ONCE YOUR APPLICATION HAS BEEN APPROVED**

Policy and Procedures:

1. After verifying a complete application, an appointment can be scheduled to show available units. Upon extending an offer to rent, 50% of the security deposit must be paid in full of certified funds (cashier's check or money order) to secure the unit.
2. If the applicant is approved and defaults on renting the property and signing a rental/lease agreement, the applicant will forfeit the deposits paid.



## *Property Management Fee Schedule*

### Application Fee

- \$40 per adult (non-refundable)

### Security Deposit

- Equal to stated monthly rent

### Hold Deposit

- ½ security deposit once application is approved (to be credited towards security deposit)

### Key Deposit (with 1<sup>st</sup> month rent)

- \$25.00

**\*\*All fee information will be detailed in the lease agreement\*\***



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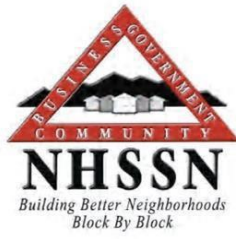
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## Rental Application

**(Application must be complete to be accepted)**

Please indicate the size of apartment you are applying for:  1 Bedroom  2 Bedroom

Property you are interested in:  Calcaterra  North Las Vegas  Other: \_\_\_\_\_

### Applicant:

Last Name: \_\_\_\_\_ First: \_\_\_\_\_ Middle Initial: \_\_\_\_\_

SSN: \_\_\_\_\_ Driver's License: \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Phone# ( ) \_\_\_\_\_ Cell# ( ) \_\_\_\_\_

Email: \_\_\_\_\_

Marital Status:  Single  Married  Divorced  Widowed

### Please designate ethnicity:

White  African American  Alaskan Native/Asian/Pacific Islander  American Indian  Other  
Hispanic  Yes  No

### Co-Applicant:

Last Name: \_\_\_\_\_ First: \_\_\_\_\_ Middle Initial: \_\_\_\_\_

SSN: \_\_\_\_\_ Driver's License: \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Phone# ( ) \_\_\_\_\_ Cell# ( ) \_\_\_\_\_

Email: \_\_\_\_\_

Marital Status:  Single  Married  Divorced  Widowed

### Please designate ethnicity:

White  African American  Alaskan Native/Asian/Pacific Islander  American Indian  Other  
Hispanic  Yes  No

### **Current Address: (must list all residences for the past 2 years)**

Street: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Landlord: \_\_\_\_\_ Phone ( ) \_\_\_\_\_

How long? From: \_\_\_\_\_ To: \_\_\_\_\_ Rent Payment: \_\_\_\_\_

Reason for Leaving: \_\_\_\_\_

### **Previous Address: (Please list any additional addresses on a separate sheet of paper)**

Street: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Landlord: \_\_\_\_\_ Phone ( ) \_\_\_\_\_

How long? From: \_\_\_\_\_ To: \_\_\_\_\_ Rent Payment: \_\_\_\_\_

Reason for Leaving: \_\_\_\_\_



**Current Employment:** \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Supervisor: \_\_\_\_\_ Phone ( ) \_\_\_\_\_  
How long? From: \_\_\_\_\_ To: \_\_\_\_\_  
Income: \_\_\_\_\_ Per:  Hour  Month  Year

**Previous Employment:** \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Supervisor: \_\_\_\_\_ Phone ( ) \_\_\_\_\_  
How long? From: \_\_\_\_\_ To: \_\_\_\_\_  
Income: \_\_\_\_\_ Per:  Hour  Month  Year

**Other Income:** \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Supervisor: \_\_\_\_\_ Phone # ( ) \_\_\_\_\_  
How long? From: \_\_\_\_\_ To: \_\_\_\_\_  
Income: \_\_\_\_\_ Per:  Hour  Month  Year

**\*\*\*Please be sure to list all additional income sources. This includes but is not limited to: Full/Part time employment, all income from Welfare agencies, Social Security, Pension, SSI, Disability compensation, Armed Forces Reserves, Retirement, Unemployment compensation, Baby-sitting, Care taking of elderly/disabled, Alimony, Child Support, Scholarships and Grants for living expenses, Real Estate contracts, regular contributions from people not residing with you\*\*\***

List **ALL** additional occupants – *persons over 18 and minor children.*

Name: _____	Relationship: _____	DOB: _____	SSN: _____
Name: _____	Relationship: _____	DOB: _____	SSN: _____
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Name: _____	Relationship: _____	DOB: _____	SSN: _____
Name: _____	Relationship: _____	DOB: _____	SSN: _____

Have you ever been evicted?  Yes  No  Balance owed How long ago? \_\_\_\_\_

If yes, explain

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Have you ever been convicted of a felony?  Yes  No

If yes, explain \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



In case of an emergency, name and address of two nearest relatives not living with you:

Name: \_\_\_\_\_ Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Relationship: \_\_\_\_\_ Phone Number: ( ) \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Relationship: \_\_\_\_\_ Phone Number: ( ) \_\_\_\_\_

**All applications must be signed by all applicants. Credit reports will be run through credit bureau information services.**

**Warning: Section 1001 of Title 28 of US Code make it a criminal offense to make willful false statement or misrepresentations to any department or agency of the United States as to matters its jurisdiction.**

Applicant has submitted an **Application Fee**, which is a non-refundable payment for a credit check, and processing of this application by the Landlord or his/her agent. This sum does not represent a rental payment or payment of the lease fee. If this application is disapproved, or applicant cancels, this sum will be retained by the Landlord to cover the cost of processing this application as furnished by the applicant.

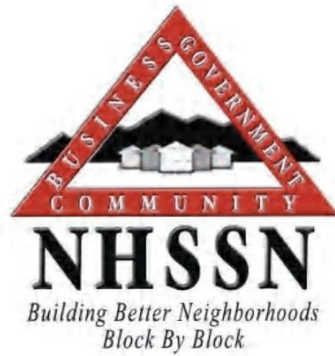
I certify that the information given herein is complete and correct. The Landlord or his agent is hereby expressly authorized to verify the accuracy and correctness of these statements, to communicate with my employers, creditors and landlords, and to procure such other information (including credit reports) which the Landlord may require to evaluate this application at the time application is submitted and at any time in the future, with regard to any agreement entered into with Management. Any false information will constitute grounds for rejection of application, or Management may immediately terminate any tenancy entered in reliance upon misinformation given on the application.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_





## Tenant Screening Policy

NHSSN personally takes the tenant screening process very seriously. If you (tenant) meet the criteria and are accepted, you (tenant) will have the peace of mind knowing that we are extending our full trust that each of you abides by the lease set forth.

Please review our list of criteria, and if you meet the criteria, please apply. Please note that we provide equal housing opportunity; we do not discriminate on the basis of race, color, religion, sex, disability, national origin, or familial status. All applicants are screened by the same policy and procedures.

*\*Please note that all components of the application must be present with full certified funds for the application of deposit and application fee. All incomplete applications will be rejected and/or denied without a refund of any application fee. Special requests such as cleaning, carpet replacement, repairs, etc. must be presented in writing with any application.*

**A complete application is required for each adult 18 years of age or older.** If a line is not filled in, and the omission is not explained satisfactorily, we will return the application to you. Applications may not be faxed for acceptance unless specifically directed by Property Manager. **All applications will be hand-delivered to Property Manager or provided to onsite staff/personnel at NHSSN.**

**Each applicant must provide a photo ID** (driver's license or other government-issued photo identification) prior to move-in. Failure to do so is grounds for rejection.

**We must be able to independently verify the amount and stability of your income** through sources such as pay stubs, employer/source contacts, or tax records. If you are self-employed, you will be required to submit a business license, tax records, bank records, or a list of client references.

**False information is grounds for denial.** Your application will be denied if you misrepresent any information on the application. If misrepresentations are found after a rental agreement is signed, your rental agreement will be terminated immediately.

**Criminal convictions for certain types of crimes will result in denial of your application.**

Your application will be denied if, in the last five (5) years, you have been convicted of any type of crime [including the manufacture or distribution of controlled substances] that would be considered a serious threat to real property or other residents' peaceful enjoyment. A letter of explanation may be requested for consideration of any convicted crime or occupant on community supervision.

**Poor references from previous landlords may result in denial of your application.** You will be turned down if previous landlords report significant complaints such as repeated disturbance of the neighbors' peace, reports of prostitution, drug dealing, or drug manufacturing, damage to the property beyond normal wear and tear, reports of violence or threats to landlords or neighbors, allowing persons not on the lease to reside on the premises, and failure to give proper notice when vacating the property. Reason pertaining to lease violations by you, your pets, or others allowed on the property during your tenancy.





## Tenant Screening Policy (Continued)

**In particular, in addition to the other important requirements, please note that your rental Agreement will:**

- Require that you prevent all household members, guests, and visitors from engaging in any lease-violating behavior
- Forbid you and any member of your household, or your guests, from engaging in illegal drug use, sale, manufacture, distribution, or other criminal activity on or near the property.
- Limit your ability to allow guests to stay for long periods without the advance permission of the Property Manager.
- Provide that serious or repeated violations of the lease requirements on these items, or any other item addressed by the rental agreement, will result in termination of your rental agreement

**• Please read the rental agreement carefully, because we take each part of the agreement seriously.**

**I have read, understand, and agree to the terms of the above Policy.**

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Name (Printed)

\_\_\_\_\_  
Date

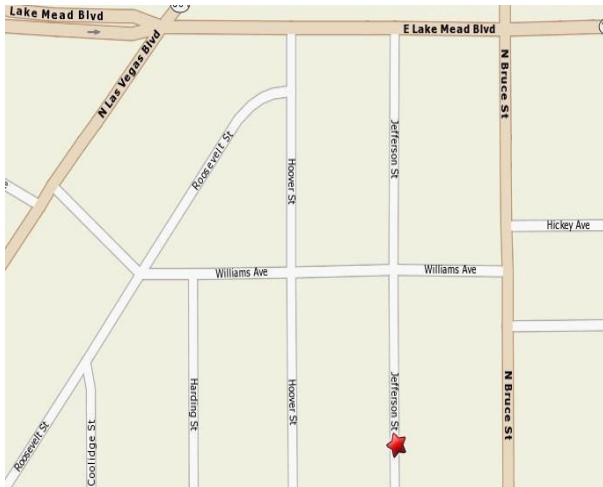
\_\_\_\_\_  
Tenant(s) Signature

\_\_\_\_\_  
Name (Printed)

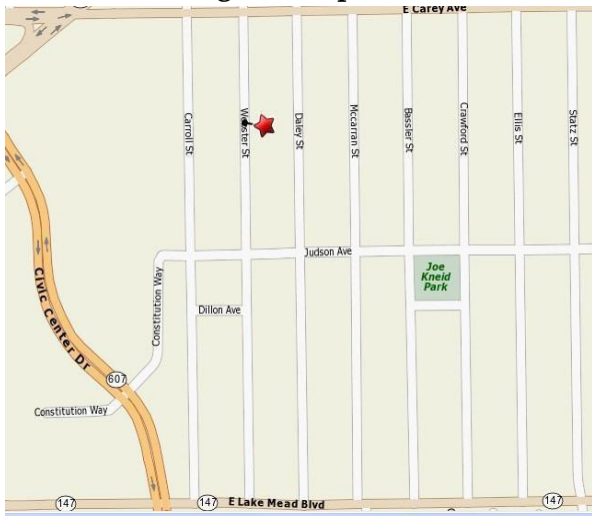
\_\_\_\_\_  
Date

# NHSSN Property Information Sheet and Map

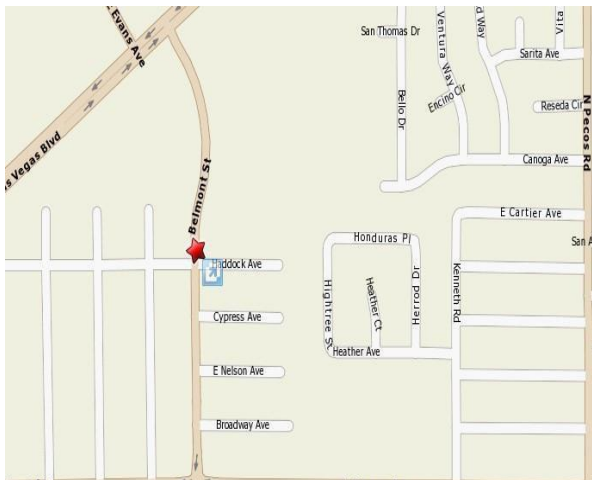
**1834 Jefferson St.  
N. Las Vegas NV 89030  
2 Bedroom  
Starting at \$700 p/month**



**2310 Webster St.  
N. Las Vegas NV 89030  
1 Bedroom only  
Starting at \$600 p/month**



**2545 Belmont St.  
N. Las Vegas NV 89030  
2 Bedroom only  
Starting at \$750 p/month**



**2100, 2106, 2109 Daley St.  
N. Las Vegas NV 89030  
1 Bedroom starting at \$600 p/month  
2 Bedroom starting at \$700 p/month**



**2157 Carroll St.  
N. Las Vegas NV 89030  
1 Bedroom starting at \$600 p/month  
2 Bedroom starting at \$700 p/month**



**485,489,497,504,505,512 Calcaterra Cir.  
Las Vegas NV 89119  
1 Bedroom starting at \$600 p/month  
2 Bedroom starting at \$700 p/month**

