APPLICATION INSTRUCTIONS

(Please Read Carefully)

Incomplete Applications Will Not Be Processed!

There is a **non-refundable application fee** of $125 per qualifying person.
All adults over the age of 18 intending to live in the property must complete a separate application and pay the application fee. Applications are processed online through Rentvine at https://account.rentvine.com/auth/registerApplicant?account=avalonoaktree&type=applicant . If you need help accessing or completing the application, please contact our office — we're happy to provide support or reasonable accommodations. The application fee must be paid online when submitting application.

***** NO CASH OR CHECKS ACCEPTED! *****

The following items must be included with your completed application:

1.Proof of Income: Copies of your last 3 month's paycheck stubs, proof of retirement, Social Security or SSI income, or any other income you wish to include.
If you are self-employed, you must provide the first five pages of your 1120, 1120S, or 1065 and the K-1, the first two pages of your personal 1040 tax return plus Schedule C, and if requested, your last 12 month's bank statements.

2. Five years of residence history, if applicable, including landlord phone numbers and emails.

3. A copy of your Driver's License. If you do not have one, we will need a copy of another valid photo ID.

Once your application is approved, you will be contacted and given 2 business days to pay your deposits + fees and sign your lease. All monies must be paid in certified funds only. The start date of your lease shall be no later than 14 days from the date you were approved.

Applicant represents all information on the application to be true and accurate and understands that the owner/ manager will rely upon said information when accepting or rejecting this application. Applicant understands that false statements made on the application will result in automatic denial.

Applicant understands there is a pet Registration fee charged per pet. Applicant understands that proof of Renter's insurance and Pet insurance, if applicable, must be in place prior to occupancy and a copy of your insurance policies must be given to us.

Applicant has read and understands the above procedures and policies.

Please view our Tenant Resource Page on our website: Avalon Realty and Oaktree Management Tenant Resource Information

AVALON REALTY & OAKTREE MANAGEMENT
525 S. 9TH STREET
LAS VEGAS, NV 89101
www.lasvegas-propertymanagement.com

AVALON REALTY & OAKTREE MANAGEMENT

STATEMENTY OF RENTAL POLICY

We are an equal opportunity housing provider. We fully comply with the Federal Housing Act and Nevada State Law. We do not discriminate against any person because of age, race, color, religion, sex, handicap, familial status, national origin, ancestry, sexual orientation or gender identity.

Occupancy guidelines: To prevent overcrowding and undue stress on plumbing and other building systems, we restrict the number of people who may reside in a property. In determining these restrictions, we adhere to all applicable fair-housing laws. We allow two persons per bedroom plus one additional person per property although this could vary depending upon the layout of the home. The Owner of the property has the right to choose to increase or decrease the total number of occupants allowed and we, as Agents of the Owner, are obligated to abide by the Owner's wishes.

Application Process: We evaluate every application in the following manner. You must pay the non-refundable application fee. We will determine from your responses to the application questions, your credit report, public records, civil and criminal records, employment and rental references if you meet our rental criteria. We process applications on a first come first serve basis, one application at a time. This process generally takes two to three days once we have received full documentation, not including weekends or holidays. If you supply any false information, your application will be automatically denied.

Multiple Applications: If we receive multiple applications, we will fully process the first application to an approval or denial decision before moving on to the next application in line. Only if the prior application is denied, cancelled or withdrawn, we will begin processing the next application.

Pet Policy and Pet Application: Prior to applying, please confirm with our office that the property you are interested in accepts pets. If you have a pet, you are required to complete a pet application and to pay the required application fee as part of our application process at https://scan.ourpetpolicy.com/lease-packet/GCG9ML .

Our Pet Policy Profile applies even if you don't have a pet, or if you have an ESA or service animal. However, you will not be charged when submitting the application nor creating the profile.

Pet Fees: If you have a pet, you will be required to pay a $350.00 Pet Registration Fee per pet. This is a one-time fee. In addition to this fee, you will also have a monthly accommodation pet fee per pet. For any dogs weighing 40lbs or over your monthly accommodation pet fee will be $65.00. For any dogs that weigh less than 40lbs your monthly pet admin fee will be $40.00. If you have any cats, your monthly fee will be $25.00. Any male cats will need to be neutered. Please note if a second pet is approved the above applies per pet. You are required to provide your own pet liability insurance covering the specific dog and naming both our brokerage and the property owner as additional insured on the policy with a minimum coverage of $250,000 per incident specifically naming the animal.

AVALON REALTY & OAKTREE MANAGEMENT

STATEMENTY OF RENTAL POLICY

Smoking: No smoking of any substance is allowed in the home or garage at any time.

Move-In Funds: You may not move into the property unless all monies due have been paid. You must pay in certified funds, a cashier's check or a wire. Please note that if your move-in date is after the 15th, you will need to pay not only the current months' rent and fees but also the following months' rent and fees. Please note that rent, utility reimbursements and monthly accommodation pet fee will be pro-rated for a partial month. The resident benefit package will not be pro-rated.

Convenience Fees: You may pay your rent via ACH e-check through our online portal or a cashier's check at no cost. Other payment methods include convenience fees, please refer to your lease to verify the exact amount.

Utilities: You must transfer power, gas and water, as applicable, into your name no later than your move-in date. You will be charged monthly for sewer and trash, as applicable.

AVALON REALTY & OAKTREE MANAGEMENT

STATEMENTY OF RENTAL POLICY

PLEASE READ THE BELOW INFORMATION AND INSTRUCTIONS FULLY BEFORE APPLYING.

Income: Your monthly income must be at minimum two times the monthly rent. If you are unemployed, you must provide proof of a verifiable income source which does not include unemployment benefits. We will combine a maximum of two related adult applicants' income. Only documented income will be considered. If your income is less than two times the monthly rent, it will result in an automatic denial.

Rental History: You must have satisfactory rental references for the last 5 years at a minimum unless you were a homeowner. We do not include rental history from family or if you were a roommate but not on a lease. If you have been evicted in the last 7 years or have an open collection from a landlord or property management company, this is an automatic denial.

Criminal Background: If you have a felony conviction within the last 7 years for illegal manufacture or distribution of a controlled substance, arson, bodily harm, intentional damage or destruction of property or if you are a registered sex offender your application will be denied.

Scoring Criteria: We use a propriety scoring method which assigns positive or negative points based upon factors such as your length of employment, rent-to- income ratio, credit report including your Resident score, criminal history, eviction history and tenant history

Credit: If your Resident score is below 600, this will incur an automatic denial.

Credit History: Your credit history must not show habitual credit abuse, multiple late payments or unpaid collections to utility companies.

AVALON REALTY & OAKTREE MANAGEMENT

RESIDENT BENEFIT PACKAGE

Resident Benefit Package: A monthly fee of $35 per month will be charged and is included with the monthly rent payment. You may see the current benefits offered on our website.

Benefits and services are subject to change at management's discretion.

Credit Reporting: We report all rent payments to the three major credit bureaus. Paying your rent on time helps you build credit each month and increase your FICO score.

Monthly Community Perks: Enjoy exclusive discounts and offers from local favorites and national brands.

Routine Property Visits: We stop by once or twice a year to ensure everything in your home is in great shape.

Fee Waivers: Get one annual waiver for a late fee (up to $100) or NSF fee (up to $75).

Online Payment Portal: Make secure, no-fee payments by e-check or ACH—simple, safe, and automatic.

Air Filter Delivery: Fresh, high-quality air filters will be mailed directly to you or they will be changed for you by our vendor, depending which program the owner chooses.

24/7 Emergency Maintenance: Our emergency line is always open and calls go directly to our co-owner for fast response.

Guaranteed Response Time: We respond to all tenant communications within 24 hours (excluding holidays and weekends).

Quality Repairs: Our trusted vendors provide fast, reliable, and high-quality service.

Online Pet Profiles: Keep your pet's info organized and accessible at all times.

Security Deposit Protection: Your deposit stays protected—even in case of property foreclosure.

$1,000 Homebuyer Credit: Earn up to $1,000 toward closing costs when you buy a home with an Avalon agent.

AVALON REALTY & OAKTREE MANAGEMENT

PET POLICY

Our company has no restrictions on breed, however, pet policies vary from one homeowner to another. Some owners do not permit pets, while others restrict type and/or size of pets. No more than two pets per household are permitted without specific owners' approval.

Approval and Acceptance Requirements

1. Provide required information at https://scan.ourpetpolicy.com/lease-packet/GCG9ML
2. Purchase liability insurance with a minimum coverage limit of $250,000 per incident
3. Name Avalon Realty & Oaktree Management, Inc. and the property owner as 'Additional Insured' on the policy
4. Submit Insurance policy proof to Leasing@avalonoaktree.com
5. Maintain insurance through the lifetime of the lease

Failure to abide by this policy is grounds for eviction.

Tenants will be evicted for misrepresenting what type of pet they have, as well as for being in possession of any poisonous, dangerous, endangered species or otherwise illegal pet. Our pet policies are strictly enforced and any unauthorized pet will result in an immediate fine of $1,000 and a potential 3-Day Notice to Quit for eviction based on violation of lease terms.

- No aquariums larger than 10 gallons allowed.
- No ferrets, reptiles or rodents of any kind are permitted as pets.
- All birds must be confined in cages and not allowed to reside outside their cage.

Recommendations: Conduct a Google search for 'Dog Liability Insurance' online and seek several quotes from insurance providers licensed in Nevada for your pet.

Pet Fees If you have a pet, you will be required to pay a $350.00 Pet Registration Fee per pet. This is a one-time fee. In addition to this fee, you will also have a monthly accommodation pet fee per pet. For any dogs weighing 40lbs or over your monthly accommodation pet fee will be $65.00. For any dogs that weigh less than 40lbs your monthly pet admin fee will be $40.00. If you have any cats, your monthly fee will be $25.00. Any male cats will need to be neutered. Please note if a second pet is approved the above applies per pet.