



LEASING A HOME FROM KELLER N' JADD

Keller N' Jadd manages several homes, town homes and condominiums. When you are ready for the space and privacy an apartment cannot offer, don't want to spend a fortune on rent, or just looking for upscale temporary housing, chances are we have that home.

FREQUENTLY ASKED QUESTIONS

WHAT KIND OF LEASES DO YOU HAVE?

Most of our properties rent for a minimum of one year, but we also have occasional short-term rent contracts available throughout the Greater Las Vegas area. More information can be obtained by calling our office at (702) 400-6000.

HOW DO I QUALIFY?

Our major criteria is as follows:

- The combined, verifiable gross income of all applicants must be 3.5 times the monthly rental amount.
- Good credit, minimum 625 FICO required.
- Applicants must not owe any money to prior landlords or to any public utility (water, gas, power, etc.) companies.
- Previous landlord verification.

WHAT WILL IT COST ME TO GET INTO A HOUSE?

To submit a rental application, you must submit \$75.00 per adult (18 years and older), proof of income, i.e., last two paystubs, last two months bank statements, if self-employed, last two years tax returns, and copies of ID for each applicant. Once the application is processed, we present all information to the owner for consideration. If your application is accepted, a non-refundable Holding Deposit must be received within 24 hours. This will hold the property for up to two weeks. Once you take possession of the property, the Holding Deposit is applied to your refundable Security Deposit.

WHAT ARE YOUR APPLICANT REQUIREMENTS?

- Applicants are required to physically view the property, both interior and exterior **PRIOR TO** submitting an application. You must view the property with a Licensed Real Estate Agent and please verify and confirm all information with your agent prior to submitting your application.
- Applicant must provide proof of income that is 3.5 times the amount of monthly rent; this includes self-employed and tip-earning applicants. Must provide last two paystubs, last two months bank statements, if self-employed, last two years Tax returns.
- All Applicants are required to submit a NON-REFUNDABLE Application Fee of \$75.00 PER ADULT, CERTIFIED FUNDS ONLY.

- All Applicants are required to meet the minimum required FICO score of 625 or higher.
- Approved Applicants are required to submit a non-refundable Holding Deposit within 24 hours of your application being accepted, CERTIFIED FUNDS ONLY. This holds the property for up to two weeks.
- Upon execution of a Lease Agreement, your Holding Deposit will be applied as your Security Deposit. If for any reason the applicant backs out of the property before date of move in for any reason, the Holding Deposit is forfeited.

**Standard Security Deposits are equal to one month's rent and may be increased for any of the following reasons, not to exceed 3 times the amount of rent:

1. Lower FICO score than our required minimum of 625.
 2. Poor/No rental History
 3. Bankruptcy (must be discharged, if not possible reason for denial.)
- Applicants whom have Pets must provide a photo and vet records for approval from homeowner. Refundable Pet Deposit is required in CERTIFIED FUNDS upon approval PER PET. An increase in rent may be charged for each pet as well.

DO YOU ALLOW PETS?

Many of our homes will accept pets with possible stipulations regarding the size and number of animals. Restricted dogs are Chows, Rottweilers, Dobermans, Pit Bulls and Akitas regardless of temperament or training. An increase in rent may be charged for each pet as well as a refundable pet deposit. Any and all cats will require a 1.5 times pet deposit.

WHAT HAPPENS AFTER I MOVE IN?

Keller N' Jadd is a full service management company. Our maintenance coordinator is on call 24 hours a day, 7 days a week including holidays, in the event of any maintenance issues that need immediate attention, i.e. AC, flood/leak, no hot water, no door locks, or another essential service.

**ALL FUNDS MUST BE PAID BY CERTIFIED FUNDS ONLY PAYABLE TO
KELLER N' JADD.**