



## ***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 are just looking for an upscale temporary housing, chances are we have just 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 Keller N' Jadd at (702) 315-1922.

#### ***HOW DO I QUALIFY?***

Our major criteria is as follows:

- The combined, verifiable gross income of all applicants must be three times the monthly rental amount.
- Good credit. Minimum 620 FICO Score.
- 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 a \$55.00 per Adult credit check fee. When your application is accepted, the security deposit (which is fully refundable and varies by property) must be received within 24 hours. The deposit holds your property for up to two weeks, by which time the rent must go into effect.

#### ***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, Rottweillers, Dobermans, Pit Bulls, and Akitas. An increase in rent may be charged for each pet as well as a refundable pet deposit.

#### ***WHAT HAPPENS AFTER I MOVE IN?***

Keller N' Jadd is a full-service management company and will be at your service. A maintenance coordinator is on call 24 hours a day, 7 days a week including holidays.



Requirements for Applicants:

1. Applicant(s) is required to physically view the property both interior and exterior before submitting application. You must view the property with a Licensed Real Estate Agent and be pre-qualified by your agent.
2. Applicant(s) must provide proof of income that is (3) times the monthly rent. This includes self-employed and tip-earning. Payroll stubs or Tax returns must be submitted with application.
3. Applicant(s) is required to submit a NON-REFUNDABLE APPLICATION FEE of \$55.00 PER ADULT CERTIFIED FUNDS ONLY.
4. Applicant(s) is required to meet the credit requirements with a minimum FICO score of 620 or higher.
5. Applicant(s) is required to submit a HOLDING DEPOSIT when your application is accepted and due within 24 hours CERTIFIED FUNDS ONLY. This will hold the property for up to 2 weeks.

\*\* Upon approval of application, the Holding Deposit will be applied as your security deposit. It shall be forfeited if applicant(s) withdraws and/or decides NOT to rent said property for any reason.

\*\* Standard Security deposits is equal to one (1) months rent and may be increased by half the months rent for each of the following, not to exceed (3) times the monthly rent:

1. Lower credit score then the company required minimum.
  2. Bankruptcy (must be discharged)
  3. Poor/No Rental History
6. Applicant(s) whom have Pets you must provide a photo and vet records for approval from the homeowner. Refundable Pet deposit is required CERTIFIED FUNDS upon approval.

\*\* Security Deposit may be increased by one-half (1/2) months rent if you have more than 1 pet and/or larger than 35 pounds.

\*\* Restricted dogs are CHOWS, ROTTWEILLERS, DEOBERMANS, PITBULLS AND AKITAS regardless of temperament or training. An increase in rent may be charged for each pet as well.

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