



Rental Application with FRCA Rights
Fax to 702-948-5790

Courtesy of

Olivia McClellan REALTOR®, ABR, CRS, GRI, RRG
Broker/Owner, Property Manager

Triple 8 Associates Inc.

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TRIPLE8 ASSOCIATES INC
RENTAL APPLICATION

REQUIRED TO SUBMIT:
(Money Order or Cashiers Check ONLY)
Application (Non-Refundable)
Fee \$ 45
Deposit to Hold \$ 500
Amt. Received \$

Application is not complete until page 3 is signed. Unless this application is initialed on each page it will not be processed.

PROPERTY ADDRESS
CITY, STATE, ZIP
MOVE-IN DATE
(NON-REFUNDABLE) APPLICATION FEE \$ RENT \$ SECURITY DEPOSIT \$
PET DEPOSIT \$ (NON-REFUNDABLE) PROCESSING FEE \$
KEY DEPOSIT \$ CLEANING FEE \$ OTHER \$
EVIDENCE BY: CASH CHECK CASHIER'S CHECK MONEY ORDER

APPLICANT:
HOME PHONE # OTHER PHONE
EMAIL SSN#
DL# STATE BIRTH DATE

CURRENT ADDRESS:
CITY, STATE, ZIP
LANDLORD NAME / MORTGAGE HOLDER:
PHONE # HOW LONG? (PLEASE CHECK ONE) OWNED OR RENT
REASON FOR LEAVING

PRIOR STREET ADDRESS:
CITY, STATE, ZIP
LANDLORD NAME / MORTGAGE HOLDER:
PHONE # HOW LONG? (PLEASE CHECK ONE) OWNED OR RENT
REASON FOR LEAVING

CURRENT EMPLOYER:
HOW LONG? EMPLOYED AS
ADDRESS:
CITY, STATE, ZIP

PHONE # FAX#
SALARY: \$ PER/MO SUPERVISOR:
OTHER INCOME: SOURCE AMOUNT: \$
PRIOR EMPLOYER (IF LESS THAN 3 YEARS): PHONE #

HOW LONG? EMPLOYED AS
SALARY: \$ PER/MO SUPERVISOR:
CREDIT REFERENCES: BANK ACCT.#
ADDRESS

CO-APPLICANT: _____ PHONE # _____

SSN # _____ DL# _____ STATE _____ BIRTH DATE _____

EMAIL _____

CURRENT ADDRESS: _____

CITY, STATE, ZIP _____

LANDLORD NAME / MORTGAGE HOLDER: _____

PHONE # _____ HOW LONG? _____ (PLEASE CHECK ONE) OWNED OR RENT

CURRENT EMPLOYER: _____

HOW LONG? _____ EMPLOYED AS _____

ADDRESS: _____

CITY, STATE, ZIP _____

PHONE # _____ FAX# _____

SALARY: \$ _____ PER/MO SUPERVISOR: _____

OTHER INCOME: SOURCE _____

AMOUNT: \$ _____

PRIOR EMPLOYER (IF LESS THAN 3 YEARS): _____ PHONE # _____

HOW LONG? _____ EMPLOYED AS _____

SALARY: \$ _____ PER/MO SUPERVISOR: _____

CREDIT REFERENCES: BANK _____ ACCT.# _____

ADDRESS _____

AUTOMOBILE:

MAKE _____ MODEL _____ LIC# _____ STATE _____ YR _____ COLOR _____

MAKE _____ MODEL _____ LIC# _____ STATE _____ YR _____ COLOR _____

MAKE _____ MODEL _____ LIC# _____ STATE _____ YR _____ COLOR _____

IN ADDITION TO APPLICANT(S), OTHER PERSONS TO BE AT PREMISES:

| NAME | RELATIONSHIP | AGE | OCCUPATION |
|------|--------------|-----|------------|
|------|--------------|-----|------------|

| | | | |
|--|--|--|--|
| | | | |
| | | | |
| | | | |

PETS? _____ OTHER _____

CAT DOG BREED WEIGHT SPAYED NEUTERED

PET(S) NAME(S) _____

HAS ANY APPLICANT EVER FILED BANKRUPTCY? _____ GIVE DETAILS _____

HAS ANY APPLICANT EVER BEEN EVICTED? _____ EXPLAIN _____

HAS ANY APPLICANT EVER WILLFULLY REFUSED TO PAY RENT WHEN DUE? _____ EXPLAIN _____

HAS ANY APPLICANT OR OCCUPANT EVER BEEN CONVICTED OF A GROSS MISDEMEANOR OR FELONY?
YES OR NO IF YES PLEASE EXPLAIN _____

HOW LONG DOES APPLICANT PLAN TO LIVE HERE? _____ DOES APPLICANT PLAN TO USE LIQUID FILLED
FURNITURE? _____ TYPE _____

IN CASE OF EMERGENCY, PERSON TO NOTIFY: _____

RELATIONSHIP: _____ PHONE # _____

DISCLOSURE
PLEASE READ CAREFULLY BEFORE SIGNING

1. APPLICANT UNDERSTANDS THAT **TRIPLE8 ASSOCIATES INC**
IS THE LEASING AGENT AND REPRESENTATIVE FOR THE LANDLORD OF THE PREMISES LOCATED AT _____ AT A

MONTHLY RENT OF \$ _____.

2. APPLICANT DECLARES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND APPLICANT AUTHORIZES AN EMPLOYMENT CHECK, CRIMINAL RECORDS CHECK, CREDIT CHECK, VERIFICATION OF REFERENCES AND CURRENT AND PREVIOUS LANDLORDS.

3. APPLICANT ACKNOWLEDGES THAT THE RENT IS DUE THE **1st** DAY OF EACH MONTH IN ADVANCE.

4. APPLICANT HEREBY PAYS \$ **\$45 per person** AS A NON-REFUNDABLE APPLICATION FEE AND \$ **\$300** AS HOLDING DEPOSIT. IF APPLICANT IS DECLINED, HOLDING DEPOSIT SHALL BE REFUNDED WITHIN **2** BUSINESS DAYS. IF, AFTER APPROVAL, APPLICANT DECIDES NOT TO FULFILL THIS AGREEMENT BY COMPLETING LEASE AND PAYING FIRST MONTHS RENT AND REMAINING SECURITY DEPOSIT, HOLDING DEPOSIT SHALL BE RETAINED BY LANDLORD TO COVER ADMINISTRATIVE EXPENSES.

5. APPLICANT AGREES TO EXECUTE A RENTAL AGREEMENT BEFORE POSSESSION IS GIVEN AND TO PAY THE RENT AND SECURITY DEPOSIT WITHIN **5** BUSINESS BANKING DAYS AFTER BEING NOTIFIED OF ACCEPTANCE OF THIS APPLICANT.

6. LANDLORD AND AGENT WILL NOT BE BOUND BY ANY REPRESENTATIONS, AGREEMENTS OR PROMISES, WRITTEN OR ORAL, MADE BY LANDLORD OR AGENT UNLESS CONTAINED IN THE RENTAL AGREEMENT SIGNED BY LANDLORD OR LANDLORD'S AGENT.

7. APPLICANT DOES HEREBY RELEASE LANDLORD, AGENT AND THIS COMPANY FROM ANY AND ALL DAMAGES OR LIABILITIES WHICH MIGHT RESULT FROM THE ABOVE INFORMATION. APPLICANT RELEASES PRESENT LANDLORD AND ALL PREVIOUS LANDLORDS FROM ANY AND ALL LIABILITY FOR ANY DAMAGE OR INJURY WHATSOEVER CAUSED BY PROVIDING INFORMATION TO LANDLORD OR AGENT REGARDING APPLICANT.

8. APPLICANT UNDERSTANDS AND ACKNOWLEDGES THAT A FALSE STATEMENT MADE HEREIN IS GROUNDS FOR DENIAL OF RENTAL TO APPLICANT. ANY STATEMENT HEREIN MAY BE CONSTRUED AS A CONDITION PRECEDENT TO ANY BINDING RENTAL AGREEMENT OR CONTRACT BETWEEN APPLICANT AND LANDLORD.

9. APPROVAL FOR RESIDENCY IS MADE WITHOUT REGARD TO RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, AGE, OR HANDICAP.

10. APPLICANT UNDERSTANDS THAT APPLICANT ACQUIRES NO RIGHTS TO PREMISES UNTIL EXECUTION OF A RENTAL AGREEMENT IN THE FORM SUBMITTED AND DEPOSIT OF RENT AND SECURITY DESCRIBED ABOVE.

SIGNATURE OF APPLICANT _____ **DATE** _____ **TIME** _____

SIGNATURE OF APPLICANT _____ **DATE** _____ **TIME** _____

OFFICE USE ONLY:
REFERRAL COMPANY _____ AGENT _____ P.I.D. # _____

MLS# _____ DATE PAID _____

THE GREATER LAS VEGAS ASSOCIATION OF REALTORS® PROVIDES THIS FORM FOR MEMBERS ONLY AND IS NO WAY DEEMED RESPONSIBLE FOR INFORMATION PROVIDED THEREIN.

FCRA Summary of Rights

A Summary of Your Rights - Under the Fair Credit Reporting Act.

The federal Fair Credit Reporting Act (FCRA) is designed to promote accuracy, fairness, and privacy of information in the files of every "consumer reporting agency" (CRA). Most CRAs are credit bureaus that gather and sell information about you - such as if you pay your bills on time or have filed bankruptcy - to creditors, employers, landlords, and other businesses. You can find the complete text of the FCRA, 15 U.S.C. §§ 1681-1681u, by visiting www.ftc.gov. The FCRA gives you specific rights, as outlined below. You may have additional rights under state law. You may contact a state or local consumer protection agency or a state attorney general to learn those rights.

- **You must be told if information in your file has been used against you.** Anyone who uses information from a CRA to take action against you - such as denying an application for credit, insurance, or employment - must tell you, and give you the name, address, and phone number of the CRA that provided the consumer report.
- **You can find out what is in your file.** At your request, a CRA must give you the information in your file, and a list of everyone who has requested it recently. There is no charge for the report if a person has taken action against you because of information supplied by the CRA, if you request the report within 60 days of receiving notice of the action. You also are entitled to one free report every twelve months upon request if you certify (1) you are unemployed and plan to seek employment within 60 days, (2) you are on welfare, or (3) your report is inaccurate due to fraud. Otherwise, a CRA may charge you up to eight dollars.
- **You can dispute inaccurate information with the CRA.** If you tell a CRA that your file contains inaccurate information, the CRA must investigate the items (usually within 30 days) by presenting to its information source all relevant evidence you submit, unless your dispute is frivolous. The source must review your evidence and report its findings to the CRA. (The source also must advise national CRAs - to which it has provided the data - of any error.) The CRA must give you a written report of the investigation and a copy of your report if the investigation results in any change. If the CRA's investigation does not resolve the dispute, you may add a brief statement to your file. The CRA must normally include a summary of your statement in the future reports. If an item is deleted or a dispute statement is filed, you may ask that anyone who has recently received your report be notified of the change.
- **Inaccurate information must be corrected or deleted.** A CRA must remove or correct inaccurate or unverified information from its files, usually within 30 days after you dispute it. However, the CRA is not required to remove accurate data from your file unless it is outdated (as described below) or cannot be verified. If your dispute results in any change to your report, the CRA cannot reinsert into your file a disputed item unless the information source verifies its accuracy and completeness. In addition, the CRA must give you a written notice telling you it has reinserted the item. The notice must include the name, address and phone number of the information source.
- **You can dispute inaccurate items and the source of the information.** If you tell anyone - such as a creditor who reports to the CRA - that you dispute an item, they may not then report the information to a CRA without including a notice of your dispute. In addition, once you've notified the source of the error in writing, it may not continue to report the information if it is, in fact, an error.
- **Outdated information may not be reported.** In most cases, a CRA may not report negative information that is more than seven years old; ten years for bankruptcies.
- **Access to your file is limited.** A CRA may provide information about you only to people with a need recognized by the FCRA - usually to consider an application with a creditor, insurer, employer, landlord, or other business.
- **Your consent is required for reports that are provided to employers, or reports that contain medical information.** A CRA may not give out information about you to your employer, or prospective employer, without your written consent. A CRA may not report medical information about you to creditors, insurers, or employers without your permission.
- **You may choose to exclude your name from CRA lists for the unsolicited credit and insurance offers.** Creditors and insurers may use file information as the basis for sending you unsolicited offers of credit or insurance. Such offers must include a toll-free phone number for you to call if you want your name and address removed from future lists. If you call, you must be kept off the lists for two years. If you request, complete, and return the CRA form provided for this purpose, you must be taken off the lists indefinitely.
- **You may seek damages from violators.** If a CRA, a user or (in some cases) a provider of CRA data, violates the FCRA, you may sue them in state or federal court.

FOR QUESTIONS OR CONCERNS PLEASE CONTACT:

Federal Trade Commission
Consumer Response Center - FCRA
Washington, DC 20580 * 202-326-3761

About Olivia McClellan, Broker REALTOR® of TRIPLE8 ASSOCIATES, Inc

"Knowing the real estate market is my business and my passion!"

After almost 19 years of experience as a Real Estate professional include acquisitions, sales, development, and management, in 2007 I along with my husband and partner opened TRIPLE8 ASSOCIATES, Inc.



We are a Real Estate brokerage and property management firm that combines my years of experience and expertise in real estate and my husbands 15 plus years of technology and Internet marketing expertise, to create a different kind of real estate brokerage in direct response to today's technology and Internet savvy consumer. We offer personalized customer service while transforming the real estate transaction into a streamlined technology based process, creating efficiencies saving the consumer time and money.

I hold both a Broker's license in Nevada and active sales license in California, as well as a B.A. in Marketing and Communications. I am an active member of the Greater Las Vegas Realtors® Association, currently serving on the Association's Education Committee soon to start my fourth year. I am a member of Woman's Council of Realtors® (WCR), Risk Reduction Graduate Society (RRG), and Real Estate Buyer's Agent Council (REBAC) and, Certified Residential Specialists (CRS) I hold my ABR, GRI, and RRG designations.

I served the 2007 WCR board as Education Chair and was honored to be awarded the 2007 WCR Vanguard Award and was awarded 2002 Elite Manager of the Year Award.

As an Asset and Acquisitions Manager and Regional Property Manager, I specialized in multi-family residential housing, managing a \$52 million portfolio. Additionally, I have managed more than 120,000 square feet of commercial office space and a \$1.7 million dollar tenant improvement project.

In the field of new development and construction, I served as project manager for a \$13 million dollar, 236 unit condominium construction project. I also have extensive experience in construction litigation, working with corporate attorneys to chronicle and record evidence in defect litigation that ultimately resulted in a \$12 million settlement. I have served as project manager in defect remediation, and building rehab-projects totaling over \$42 million.

I am the author and creator of The High Rise Report™, an information-driven online report geared to the needs of Realtors interested in the Las Vegas high rise estate market. The report, an outgrowth of my website www.oliviasellsvegas.com, merges my Real Estate expertise, instincts and extensive research, with my vision and excitement about the vertical growth of Las Vegas.

My diversified experience in the real estate industry allows me to bring top notch expertise, integrity, and vision to anyone looking to buy or sell real estate.

I truly do treat every transaction as if it were my own, with passion and the knowledge that real estate promotes personal wealth.