



**ORANGE**  
— REALTY GROUP —  
Sales, Property Management & Investments

## SCREENING CRITERIA AND DISCLOSURE

**All adults (18+) will be charged a non-refundable \$95.00 application fee. All prospective occupants of the rental must be listed by name and age on the application, due to federal and state regulations.**

Each adult over 18 must complete a separate application form. Because application fees are non-refundable, it would be in your best interest to confirm that your rental requirements are not outside of our tenant criteria including, but not limited to: multiple adult roommates, eviction history, foreclosures, bankruptcies, job loss, minimal income, low credit scores (below 500), unusual pets, large pets, multiple pets, multiple families or family size exceeding size limits under applicable laws or anything that would cause your application to be rejected.

**WHEN THE ONLINE APPLICATION IS COMPLETED, WE WILL PROCESS YOUR APPLICATION AND CHARGE THE NON-REFUNDABLE \$95 APPLICATION FEE PER APPLICANT.**

This application, background information, credit scores, rental history, criminal history, and employment verification will be viewed by Orange Realty Group authorized employees, and possibly the property owner. Multiple applications may be reviewed in choosing a tenant.

We do not pre-screen applications. Applicants are required to understand the following criteria and will need to meet, or exceed, the requirements below.

### Lease Criteria in Applying for a Home:

Before you apply for a home, read the following information concerning the approval process. If you have any questions contact our office at (702) 617-0000 during normal business hours Monday to Friday 9 AM to 5 PM Pacific Standard Time.

### Application Process & Screening Criteria:

Orange Realty Group is committed to equal housing and we fully comply with the Federal Fair Housing Act (FFHA). We do not discriminate against persons because of race, color, religion, sex, handicap, familial status, national origin, or age. We also comply with all state and local fair housing laws. We offer application forms to everyone who requests one.

Each occupant over the age of 18 must complete an application and pay the \$95.00 non-refundable application fee. Again, all prospective occupants of the rental must be listed by name and age on the application, due to federal and state regulations.

Approval is based on the following factors:

- Credit History
- Employment Verification and History
- Income Verification
- Rental Verification and History
- Criminal Background Check
- Terrorist Database Search
- Pet Criteria

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## Identification:

Each applicant is required to provide a copy of a legible Government issued photo identification card. A photo of your identification card can be sent to: pm@orglv.com or by fax to: (888) 550-6694. You must reference your name and prospective property address in the subject line.

## Income Verification:

Income should be at least three (3) times the monthly rent and verifiable from an unbiased source: employer through pay stubs, tax returns, and/or bank statements. Self-employed income may also be verified with a CPA-prepared financial statement or tax returns. Your employment history should reflect at least 6 months with your current employer. Transfers or relocations must have correspondence showing an accepted job offer. Any verification fees required by the employer must be paid by applicant. Applicants who do not meet the above employment or income requirements must submit Savings Account statements showing a minimum average balance equal to 8 months of rental payments, for the last 6 months.

## Employment:

We require verifiable employment history for at least the past three (3) years. You must be a permanent employee (not temporary or probationary). If you are self-employed, retired, or not employed, we can accept such documents as signed tax returns (2 years minimum), bank statements, etc. that provide proof of applicant's ability to pay the rent. If military, we need a current copy of your LES. If you are active-duty military, you must be on an assignment that, to the best of your knowledge, will allow you to complete an initial 12-month lease.

## Residence History:

We require verifiable residence history for at least three (3) years whether you currently own or rent. Applicants are responsible for providing information including the names, addresses and phone numbers, of Landlords with the dates of tenancy for the previous 3-5 years. Rental history must be verified from unbiased sources. Home ownership will be verified from a current credit report. We can accept base housing as rental history. Any evictions within the previous 5 years may be automatic grounds for denial. A history of broken leases will be considered on a case-by-case basis and an additional security deposit may be required at Orange Realty Group's sole discretion.

## Credit History:

We will obtain a copy of your credit report. Credit history should show that the resident has paid bills on time and does not have a history of debt "write-offs" or accounts that have gone into collection. Money owed to a previous landlord or utility company may be cause for denial. Residency may also be denied due to poor credit history. Denial based upon information obtained or used from your credit report will be considered an "Adverse Action" under the Fair Credit Reporting Act, and Orange will send you an Adverse Action Notice as required by law.

## Contingent Approval - Risk Mitigation Fee - Credit Score Based

Orange Realty Group may offer applicants who have credit scores lower than 620 FICO Score (as reported by a Credit Reporting Agency) an opportunity to rent from us by offsetting the monetary risk for the owner, and the management company. Applications may still be approved with less than a Combined 620 FICO score. Combined Credit scores of 620 or higher may be approved with normal rents, as advertised admin. fees, and a security deposit equal to one month's rent, but other negative credit factors may result in additional lease terms despite an applicant having a 620 credit score.

Offering an approval based upon total credit score below a 620 comes with inherent risk to the landlord and property manager. An approval can be offered even to tenants with less than perfect credit as long as they can pay the additional fee associated with their credit scores to offset the risk involved for all parties.

This program is offered on a case by case basis only - weighing heavily on other factors outside of credit score to include income and rental history. Orange Realty Group maintains the right to retract this offer for any applicant based on other criteria associated with the application process.

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## Applicants with Less Than a combined 620 FICO Score May be Subject to a Risk Mitigation Fee, or other proposed terms, as outlined below:

Combined Credit score of 620 to 600 will require an additional risk mitigation fee of \$250.00.

Combined Credit score of 599 to 550 will require an additional risk mitigation fee of \$750.00.

Combined Credit score of 549 and below will require an additional risk mitigation fee equal to \$1,250.00 -AND - are subject to review and approval by upper management.

## Denied Lease Approvals:

Any credit score under 500, (330-499) are declined due to bad credit.

## Calculating for the Combined Credit Score of Multiple Applicants:

Add the two FICO credit scores together for both (or more) applicants and divide by the number of applicants in the home to arrive at the determining number for the approval process.

Example: 1) Applicant ONE has a score of 600 2) Applicant TWO has a score of 550

Gross Score = 1,150. Divide by Two =  $(1,150/2) = 575$  Combined FICO score = \$750.00 Risk Mitigation Fee

## Errors & Omissions:

Every effort has been made to provide applicants with reliable and accurate information regarding the home you are applying for - however, changes can and do take place to cause inaccurate information to be accidentally presented. We encourage all tenants to verify schools, allowable pets, expected features, or any HOA concerns prior to signing a lease agreement. Any information posted in the MLS advertisement does NOT constitute a written agreement or guarantee of the facts stated.

## Rental Criteria for Animals:

Animal policies vary from one homeowner to another. Some owners do not permit pets, while others restrict type and/or size of allowable pets. No more than two animals per household are permitted without specific owners' approval.

Property Insurance Companies do not allow certain particular breeds of dogs, either purebred or mixed. Therefore, dogs fully or partially of the following breeds may be rejected: Akita, American Bulldog, Bullmastiff, Mastiff, Chow, Doberman, German Shepherd, Husky, Presa Canario, Siberian Husky, Staffordshire Terrier, "Wolf Dog", Bull Terrier, Pit Bull Terrier, Rottweiler and any combination of these.

Tenants may be evicted for misrepresenting any of the above type of dog, as well as for being in possession of any poisonous, dangerous, endangered species or otherwise unauthorized animal. Our animal policies are strictly enforced and can be grounds for eviction.

Special consideration is given to "Service/Support Animals" under the Americans with Disabilities Act ("ADA") or any other applicable laws, that assist a tenant with special medical needs (proper and current documentation needed for verification). We require with your application, a picture of each animal that will be on the property, along with all supporting documentation. Please visit <http://orangerealtygroup.petscreening.com> to supply all relevant info. Unless where otherwise prohibited by law, we may require you to bring the animal(s) to our office for final approval.

- No Aquariums larger than 10 Gallons allowed.
- No ferrets are permitted.

## Standard Animal Administration Fees:

At Lease Signing, there is a \$100 administration fee to process and set-up leases for tenants with animals. There is also a semi-annual \$85 animal Inspection Fee for each inspection (2-times per year).

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[www.OrangeRealtyGroup.com](http://www.OrangeRealtyGroup.com)

Orange Realty Group | 6230 McLeod Dr. Ste 100 | Las Vegas, NV 89120 | (702) 617-0000

## Criminal, Sex Offense, and Terrorist Database Check:

We will check these databases for all occupants over 18. Under applicable law, we do not rent to any person required to register as a sex offender. Criminal backgrounds involving violent crimes, prostitution, domestic violence and/or involving the possession of weapons or illegal substances are all grounds for denial of an application. An exception may be made for type and/or age of offense upon written request (except for sex crimes), and please provide details to the Property Manager in writing.

## Disabled Accessibility

Any concerns should be submitted in writing to the property manager. We must obtain Owner approval to allow modification of the premises. All modifications are at the expense of the disabled person, and the disabled person must agree to restore the premises, at their own expense to the pre-modified condition (provided the modification would affect the use and enjoyment of the premises for future residents). We require written proposals detailing the extent of the work to be done, approval from the landlord before modifications are made, appropriate building permits with required licenses made available for the landlord's inspection, and a restoration deposit may be required per Fair Housing guidelines.

## School Boundaries

School Enrollment concerns should be investigated prior to submitting your application. Applicants must verify their own school information with the school district. Because of the expansive growth in this region, school enrollments get capped and designation boundaries may change. We highly recommend you contact the local school district should any of the school boundaries be a concern for the home you would like to rent.

\*\*\*IT IS THE DUTY OF THE APPLICANT TO VERIFY SCHOOL BOUNDARIES\*\*\*

## Sex Offenders

Applicants must conduct their own independent research regarding crime statistics or the presence of any sex offenders in the area, before applying. This information is available free of charge on the internet at the following site:  
<http://www.nvsexoffenders.gov/>

\*\*\*WE DO NOT RENT HOMES TO REGISTERED SEX OFFENDERS, INCLUDING WHEN ANY MEMBER OF THE HOUSEHOLD IS LISTED AS A SEX OFFENDER! MANY OF OUR PROPERTIES ARE SUBJECT TO HOUSING AND URBAN DEVELOPMENT (HUD) REGULATIONS, AND THEREFORE SEX OFFENDERS ARE PROHIBITED FROM LIVING IN OUR HOMES UNDER 24 CFR §5.856!\*\*\*

## Reasons for Denial of Applications May Include, But Are Not Limited to:

- If you failed to give proper notice when vacating a previous rental property.
- If previous landlord(s) would be unwilling to rent to you again for reasons pertaining to your behavior or that of any family member, guest (welcome or not), your pets, or any animal on the property during your tenancy.
- If you have had three or more late payments of rent within the last 12 months.
- If you have an unpaid collection filed against you by a Property Management Company.
- If an unlawful detainer action or eviction has occurred within the past five (5) years.
- If you have recently received a 3-day notice to vacate.
- If you have less than a 620 credit score and refuse to abide by the additional Risk Mitigation fee as outlined above.
- If you have had two (2) or more NSF checks within the last 12 months
- If you have allowed any person(s), not on the lease, to reside on the premises.
- If we are unable to verify your information, we must deny the application.
- No Businesses operated from property. If you have a home based Business that you think we might approve please let the Property Manager know.
- If any member of the household is a registered sex offender.
- If you violate any of our terms of service during this application process.

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**NOTICE TO ALL APPLICANTS:** NO SMOKING is permitted inside the home or garage.

**Start of Lease:**

Vacant Homes - Orange Realty Group has a policy that all leases on vacant homes must begin within 14 days of application approval. We are unable to hold the home rent free without a lease agreement longer than that time without strict owner approval.

Occupied Homes - Orange Realty Group will typically advertise a first available date with all of the homes we manage. In some cases, those dates will need to change due to circumstances beyond our control. We ask the approved incoming tenant be flexible in some cases. We understand the burden this can create and strive to advertise a solid date so incoming tenants can plan accordingly.

**What Our Tenants Want You to Know:**

1) Orange Realty Group conducts periodic walk-through's of the home you will live in. We take pictures of the interior and exterior of the home during those walk-through's. This information is kept on record and shared with the owner. If this standard walk through procedure is going to cause you a problem - we recommend you stop now and do not apply for one of our homes. We charge for two \$85 Semi-Annual Pet Inspections to tenants with approved animals in their rental home as per the lease agreement. For any period inspection, you must make reasonable efforts to schedule and allow Orange Realty Group access to the home, as per your lease, or Orange will gain access under applicable Nevada laws.

2) Non-Disparagement/ Representations - OWNER, TENANT and PROPERTY MANAGER mutually agree, that as additional consideration, specifically the mutuality of this clause, each is prohibited from making unlawful disparaging remarks/statements or publications regarding the other to any third party, internet, web-based, cloud based, or "review" type publication site, effective the date of this agreement. This provision relates to remarks/statements/publications/opinions/evaluations or any other thought process reduced to writing regarding:

- (1) information subject to confidentiality obligations imposed under this agreement, under any agreement with Orange Realty Group/ landlords, or under any law;
- (2) any parties' performance under this agreement;
- (3) personnel, medical, law enforcement or other similar information clearly considered private
- (4) any unlawful statement or link to unlawful content, including but not limited to malware, vulgarity, obscenity, or that is clearly false or misleading.

If any dispute arises regarding whether any remark, statement, or publication is disparaging, the parties agree that for purposes of this provision, expressly including the enforcement of this provision detailed below, that any remark, statement, or publication shall be irrefutably deemed disparaging if:

- (1) the other party requests, in writing, that the writing/publishing party remove the remark and/or publication; and (2) the publishing party does not respond or object to the request; and (3) the remark and/or publication is not removed within 72 hours of said requests.

OWNER, TENANT, and PROPERTY MANAGER mutually agree that damages for failure to comply with this provision shall be liquidated at three hundred dollars per day for each remark/statement/representation that is disparaging or is not removed within 72 hours of request to remove said remark/statement/representation.

OWNER, TENANT, and PROPERTY MANAGER further agree that enforcement of this provision is appropriate through a temporary restraining order and/or injunctions and permanent injunctions, notwithstanding any rights under the First Amendment to the United States and/or or other codified statute, regulation, or code and that any party who prevails on enforcement of this provision, whether for monetary damages or injunctive relief is entitled to recover attorney fees against the other. The parties to this agreement agree that this provision shall survive the termination, expiration or cancellation of the lease and this agreement in enforceable at any time should any party publish a remark/statement/publication or other writing which is subject to this provision.

Venue - OWNER, TENANT, and PROPERTY MANAGER expressly submit to the jurisdiction of the State of Nevada and agree that venue in any litigation touching or concerning this agreement shall be proper ONLY in the Nevada County in which the rented property is located.

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3) During the last 30 days of your lease agreement - a lockbox will be placed on the home and you will be required to show the home to prospective new tenants. You may opt out of this arrangement, but it will cost an additional fee of one month's rent to do so.

4) Orange Realty Group is a ZERO TOLERANCE company in regards to rent collection. Rent is due the 1st of each month, late the 4th of each month. Late fees begin midnight on the 3rd of the month and will continue to accrue until paid. If rent has not been paid by that point, late fees will be applied with no exceptions. We encourage all tenants to pay via our online system for the most secure and traceable method of payment.

5) Site Un-Seen Application and Approval. It is possible to apply for the home, be approved, and sign a lease agreement without ever seeing one of our homes in person. In such a scenario, we require an incoming approved tenant to sign a Site Un-Seen Addendum to the Lease Agreement. In that form, we ask you name a "Trusted Advisor" outside of Orange Realty Group who has offered you their opinion of the condition of the home.

6) Lease Administration Fee: We charge a lease administration fee of \$195 per lease agreement to prepare, forward, and offer the convenience of electronic signatures.

**Management Reserves the Right to Process Multiple Applications for the Same Property, and to Choose the Best Application at its Sole Discretion.**

**Upon completion of your Application, you will be notified in writing of your Approval / Denial / or Offer of Other Terms as soon as possible**

I acknowledge receiving this copy of Orange Realty Group's Screening Criteria and Disclosures and agree to any fees encountered during the application process.

Tenant Name (Print) _____	Signature _____	Date ___ _
Tenant Name (Print) _____	Signature _____	Date ___ _
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