

RENTAL APPLICATION SCREENING AUTHORIZATION AGREEMENT [RASAA]

If you are NOT using a LVL Rental Application, this form MUST be executed and submitted with Rental Application.

1. Applicant(s) understand(s) that he/she has NO rights to the premises/property until: i) a written lease is executed by both parties; ii) deposits have been paid in full or a deposit payment schedule plan has been executed by both parties; and iii) rent has been paid in full prior to taking possession of the premises/property.
2. Applicant(s) also understand(s) that, if a portion of the rent is to be paid by Section-8, he/she will NOT obtain possession of premises/property until: i) Section-8 has completed its inspections; ii) Section-8 has executed a written contract with the Landlord; iii) Applicant(s) has executed a written lease with the Landlord; iv) Applicant(s) pay their portion of the rent past what Section-8 portion will pay; and v) Applicant(s) MUST pay all deposits in FULL, any sewer/trash, utilities, phone, cable and satellite as Section-8 does not pay for this.
3. Applicant(s) understand(s) that: i) any missing or blank information will cause a delay in validation or rejection or denial; and ii) any false or wrong written statements made within this application, regardless of interpretation, understanding, language or translation, is an automatic denial.
4. Applicant(s) understand(s) that: i) all information collected by Las Vegas Landlord (LVL) during screening process will ONLY be provided to future Landlord for review, regardless of whom pays for it; and ii) applicant(s) are not entitled to, shall not receive a copy of, nor will be provided any information, documentation, etc. from the screening process.
5. Applicant(s) understand(s) that information contained within this application, if application is approved, will be used in generating a lease and any additional addendums as required.
6. Applicant(s) understand(s) that LVL and future Landlord will not be bound to any representations, promises, intentions or assumptions, regardless whether written or verbal, unless contained in a fully executed lease.
7. Applicant(s) hereby holds LVL and future Landlord harmless from any damages, liabilities, injuries, claims, suits, etc. caused directly or indirectly from the release of this information to LVL and future Landlord.
8. Applicant(s) understand(s) that if he/she forgets to: i) initial each page; or ii) input date; or iii) input time; or iv) indicated am or pm, that it does NOT void the terms of the application submitted, as long as Applicant(s) has signed.
9. Applicant(s) understand(s) that: i) any documents submitted with the application will NOT be returned; and ii) any application fees paid are nonrefundable and nontransferable (regardless of outcome, to include but not be limited to: accepted, rejected, denied, unverifiable, unreadable, incomplete, etc.).
10. Applicant(s): i) AUTHORIZE(s) all Current and Previous Landlord(s) and Employer(s), all Courts, all Credit Bureaus, all Law Enforcement Agencies and all Military/Government Agencies to release all information pertaining to Applicant(s) to LVL and future Landlord; and ii) grants permission for LVL and future Landlord to perform a criminal, civil, credit, traffic, bankruptcy, residence and employment check of any databases, references, contact and speak with any personnel, fax and email any personnel, available to validate applicant(s) information.
11. Applicant(s) understand(s) and agrees to pay for any additional fees, in advance, that is required for the release of information. Failure to pay additional fees could result in grounds for denial.

**** Must use BLACK INK pen to fill in.****

APPLICANT(S) DECLARATION AND AUTHORIZATION

BY SIGNING, Applicant(s) declare(s) that he/she understands and authorizes all parts of this RASAA .

Applicant, Sign x _____ Date: _____ Time: _____ am / pm

Print/Spell Applicant's Name: _____

Applicant, Sign x _____ Date: _____ Time: _____ am / pm

Print/Spell Applicant's Name: _____
