



Lease Application



Traditions West Apartments
401 Linden Street
Reno, NV 89502
Phone: 775-827-6700



Dear Prospective Tenant :

Thank you for your interest in making Traditions West your home. Traditions West is the most affordable priced “new apartment” complex in mid-town Reno.

Traditions West is a 5-minute bike ride to downtown and walking distance to the new RED (Reno Entertainment District) and Reno Public market. When complete both projects will provide a plethora of choices to grab a drink, have dinner, go to the movies, and just hang out in a cool environment?

1. To learn more about our neighborhood please click on these links:
<https://www.nevadabusiness.com/2020/09/development-at-former-park-lane-mall-site-receives-a-new-name/> . An 1800-unit mixed use development with 180,000 of new Retail shops.
2. <https://www.kolotv.com/2021/03/05/reno-public-market-is-taking-shape/>.
Shopping and outdoor lifestyle center.

We look forward to receiving your application and please contact us should you have any questions.

Sincerely,

Jim Aldrich
Managing Director
PF RENO III, LLC

Questions

1. What date would you like to move in?
2. Do you have pets?
3. How long have you lived in your current home?
4. Why are you moving?
5. How many people will be living in the unit?
6. How many people living with you smoke?
7. What is your monthly income?
8. Have you ever been convicted of a relevant crime?
9. Have you ever been evicted?
10. Have you ever broken a rental agreement?



Dear Prospective Tenant :

Thank you for your interest in Traditions West. We are proud to offer these beautiful brand-new apartments in Reno. We are dedicated to offering this first-class living experience for our Tenants.

Please complete and submit the Tenant Application below, along with a \$35 processing fee. We will review your application and contact you with our decision.

To complete the Application, you will need to have the following information:

- Credit Report not older than 30 days.
- Three (3) verifiable Personal References.
- Three (3) months Bank Statements for each renter.
- Copy of Driver's License for each person on lease.
- History in Reno including how long you have lived here, family in the area, etc.
- Contact information for your current Landlord for the last 3 years. We need contact information for past 3 years rental history.
- Employer Name and contact Information.
- Income – Bank Deposit or Bank Statement for any income derived (i.e., Social Security, Alimony, Child Support, Gov't Assistance, Veteran or Military), for each person signing on the lease.
- List of Debts including long term and short term for each person signing on the lease.

****Note:** Qualifying Ratios need to be not more than 35% Rent to Total Income and not more than rent 55% for Rent + Total Debt to Gross Income to qualify.

Pets Policy – Pets are not Allowed. Service animals and emotional support animals are an exception with a doctor's note.

Move-In Requirement – Lease application approved, walk thru sign off at lease signing, Security Deposit in the amount equal to one month's rent first month's rent due on signing of lease.

Insurance Requirement - Tenants are required to carry their own Renters Insurance, and are responsible for their Power, Telephone, and Internet.

Landlord Responsibilities - The Landlord is responsible for Water, Sewer, Trash, Landscape Maintenance, Building Maintenance and General Liability Insurance.

Disclaimer - There is no guarantee of Tenancy at 401 Linden Street, Reno, NV. by completing and submitting the application.

Thank you for your interest in Traditions West.

Sincerely,

Jeffrey Lowden, Developer & Partner
Sky West & Companies: Development, Investment, Brokerage & Management

www.TraditionsWest.com

www.SkyWestServices.com

www.JeffreyLowden.com

775 827 6700 Office

775 315 4314 Cell

NV Broker License B.0062387.CORP; NV PM License PM.01 65 611. BKR; CA Broker License: 01 30 78 36

APPLICATION FOR LEASE

PERSONAL INFORMATION

<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>INITIAL</u>	<u>S.S.#</u>	<u>BIRTH DATE</u>	<u>TELEPHONE</u>	<u>EXT.</u>
<u>HOME ADDRESS</u>			<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>	<u>HOW LONG?</u>
<u>PREVIOUS ADDRESS</u> (If at current address less than 2 years)			<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>	<u>HOW LONG?</u>
<u>CURRENT EMPLOYER</u>			<u>POSITION</u>	<u>HOW LONG?</u>	<u>SALARY</u>	
<u>ADDRESS</u>			<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>	<u>TELEPHONE</u> <u>EXT.</u>
<u>SUPERVISOR NAME</u>			<u>TITLE</u>			
<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>INITIAL</u>	<u>S.S.#</u>	<u>BIRTH DATE</u>	<u>TELEPHONE</u>	<u>EXT.</u>
<u>HOME ADDRESS</u>			<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>	<u>HOW LONG?</u>
<u>PREVIOUS ADDRESS</u> (If at current address less than 2 years)			<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>	<u>HOW LONG?</u>
<u>CURRENT EMPLOYER</u>			<u>POSITION</u>	<u>HOW LONG?</u>	<u>SALARY</u>	
<u>ADDRESS</u>			<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>	<u>TELEPHONE</u> <u>EXT.</u>
<u>SUPERVISOR NAME</u>			<u>TITLE</u>			

PERSONAL REFERENCES (past 3 years for each Renter)

<u>NAME</u>	<u>YEARS KNOWN</u>
<u>HOME ADDRESS</u>	<u>TELEPHONE</u> <u>EMAIL</u>
<u>NAME</u>	<u>YEARS KNOWN</u>
<u>HOME ADDRESS</u>	<u>TELEPHONE</u> <u>EMAIL</u>

PERSONAL REFERENCES (In Case of Emergency)

<u>NAME</u>	<u>YEARS KNOWN</u>
<u>HOME ADDRESS</u>	<u>TELEPHONE</u>
<u>EMAIL</u>	
<u>NAME</u>	<u>YEARS KNOWN</u>
<u>HOME ADDRESS</u>	<u>TELEPHONE</u>
<u>EMAIL</u>	

LANDLORD REFERENCES

(If time with current landlord is less than 1 year, please provide information on 2 prior landlords)

<u>NAME OF CURRENT LANDLORD</u>	<u>DATES LIVED THERE</u>
	FROM _____ TO _____
<u>APARTMENT / HOME ADDRESS</u>	<u>TELEPHONE</u>
<u>EMAIL</u>	
<u>NAME OF PRIOR LANDLORD</u>	<u>DATES LIVED THERE</u>
	FROM _____ TO _____
<u>APARTMENT / HOME ADDRESS</u>	<u>TELEPHONE</u>
<u>EMAIL</u>	
<u>NAME OF PRIOR LANDLORD</u>	<u>DATES LIVED THERE</u>
	FROM _____ TO _____
<u>APARTMENT / HOME ADDRESS</u>	<u>TELEPHONE</u>
<u>EMAIL</u>	

PERSONAL BANK ACCOUNTS

<u>NAME OF BANK</u>	<u>BRANCH</u>	<u>CITY</u>	<u>STATE</u>	<u>ACCOUNT NUMBERS</u>
1. _____				
<u>CONTACT PERSON & TITLE</u>		<u>TELEPHONE</u>		
<u>NAME OF BANK</u>	<u>BRANCH</u>	<u>CITY</u>	<u>STATE</u>	<u>ACCOUNT NUMBERS</u>
2. _____				
<u>CONTACT PERSON & TITLE</u>		<u>TELEPHONE</u>		

ADDITIONAL CREDIT INFORMATION

Do you have any pending lawsuits or unpaid judgments against you?	___ Yes ___ No	If yes, please give details below:
I. _____		
Have you ever applied for or obtained credit under another name?	___ Yes ___ No	If yes, please give name(s) below:
I. _____		
Have you ever filed for bankruptcy or compromised a debt?	___ Yes ___ No	If yes, please give details below:
I. _____		

TENANT POLICIES

NO Smoking of any kind is not allowed in the units. I understand and will abide by the No Smoking Policy. I have read and understand the policy. Initials _____
There will be no more 2 people living in a one-bedroom unit and no more than 4 people in a 2-bedroom unit. I have read and understand the policy. Initials _____
All residents of a unit are required to be listed on the lease. I have read and understand the policy. Initials _____
Guests may stay up to 7 days without prior approval. If your guest will be staying longer, you will need to send a letter to Management requesting prior approval. I have read and understand the policy. Initials _____

We hereby certify that the above information is true and correct to the best of our knowledge. If approved, we agree to pay all charges according to the terms and conditions as stated by Traditions. If we fail to do so, then we agree to pay any late charges, collections expenses, attorney fees, or service charges if collection proceedings are instituted.

We hereby authorize you to verify any of the above referenced information and may check our credit history from time to time as you think necessary.

You may also answer questions from others about your credit and account experience with us.

Signature _____ Date _____

Signature _____ Date _____

DISCLAIMER

Sky West Real Estate Services Inc. and Traditions West operates in accordance with the Federal Fair Housing Act, as well as all state and local fair housing and civil rights laws. We do not discriminate against any person based on race, color, religion, gender, national origin, age, sex, familial status, handicap, disability, veteran status, or any other basis protected by applicable state or local laws.



List of Debts

Long Term Debt - is any debt that can't be paid-off in one year. For example, car loans, any type of installments loans, boat loans, motorcycle loans, personal loans, mortgages, etc.

Short Term Debt – is anything that can be paid-off within one year. For example, credit cards, car loan if paying off this year. Any other loans that can be paid off this year.

Long Term Debt	
Description	\$ Amount
Total	

Short Term Debt	
Description	\$ Amount
Total	