LANDLORD REFERENCE VERIFICATION

Current Landlord  Previous Landlord  Other:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ RE:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Current or Former Landlord

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Address:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Dear Sir or Madam:

Our Resident Selection Policy obliges us to verify certain information about all applicant’s submitting an application to rent our apartment community. We ask for your cooperation in supplying information on the resident history of the applicant listed above.

Your prompt return of this information will be appreciated. You may fax it to us at 775-433-1240.

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Management Representative Signature Date Apartment Community Name Phone Number

I hereby authorize the release of the information requested below.

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Signature of Applicant Date Signature of Applicant Date

Are you a relative or friend of the applicant? YES [ ] NO [ ]

Date of Applicant’s tenancy: FROM TO:

Does (did) the applicant have a lease/rental agreement? YES [ ] NO [ ]

1. Rent Payment
2. Amount of monthly rent: $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
3. Has (had) he/she ever paid later? Number of late payments \_\_\_\_\_\_ YES [ ] NO [ ]
4. Has (had) he/she had an NSF check? Number of NSF \_\_\_\_\_ YES [ ] NO [ ]
5. Have (had) you ever started or completed eviction proceedings for nonpayment? YES [ ] NO [ ]
6. Does the applicant still owe you money? YES [ ] NO [ ]
7. Did the applicant five a 30-day notice? YES [ ] NO [ ]
8. Caring for the Apartment
9. Does (did) the applicant keep the apartment clean, safe and sanitary? YES [ ] NO [ ]
10. Beyond normal wear and tear, has (had) the applicant damaged the apartment? YES [ ] NO [ ]

If so, please describe: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Cost to repair? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. Has (had) the applicant paid for the damage(s)? YES [ ] NO [ ]
2. Will (did) you keep any of the security deposit? $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ YES [ ] NO [ ]
3. General.
4. Is (was) the applicant listed on the lease/rental agreement for the apartment? YES [ ] NO [ ]
5. Does (did) the applicant permit persons other than those on the lease/rental agreement to

live in the apartment on a regular basis? YES [ ] NO [ ]

1. Has (had) the applicant, household members or guests damage or vandalized the

Common areas? YES [ ] NO [ ]

1. Does (did) the applicant, household members or guests interfere with the rights and

quiet enjoyment of other residents? YES [ ] NO [ ]

1. Has (had) the applicant, household members or guests engaged in any criminal activity,

Including drug-related criminal activity, in the apartment or on the grounds? YES [ ] NO [ ]

1. Has (had) the applicant, household members or guests acted in a physically violent

And/or verbally abusive manner toward neighbors, Landlord, or management staff? YES [ ] NO [ ]

1. Would you re-rent to this applicant? YES [ ] NO [ ]
2. Have you ever given this applicant notice to move? YES [ ] NO [ ]
3. What was the applicant’s reason for moving? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
4. Did this applicant rent from you, or just stay with you? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
5. Do you have any additional comments about this applicant? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Landlord or Management Representative Date