

**Manago Management, LLC**  
*Professional Group of Companies*

P.O. Box 94656  
Las Vegas, NV 89193

Office: (702) 614-8007  
Email: [jmmanago@gmail.com](mailto:jmmanago@gmail.com)

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

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Dear Prospective tenants:

In order to expedite the tenant screening process, we ask that you provide a completed rental application along with a \$75.00 background check fee. The \$75.00 background check fee allows us to pay an outside vendor a fee to initiate certain background checks about you that will allow us to determine your qualification in renting a property from us.

The background checks include, but are not limited to: Credit report, criminal background, past employment, present employment verification, sources of income, rental history, mortgage history, and any other checks that are relative in determining a quality tenant. In order for us to ensure an objective approach to tenant selection, background checks are mandatory.

The \$75.00 background check fee applies to individuals 18 years of age and older. Married couples may pay ONE \$75.00 charge for both husband and wife background checks; their children above the age of 18 will not be charged a background check but will be included in the lease if occupancy is approved. Co-inhabitants, roommates, and any other occupants 18 years of age and older must each pay for an individual background check. Minors do not need to complete a background check, but their information must be included in the rental application as occupants of the premise to be rented.

**The background check fees are NON-REFUNDABLE.**

Upon payment of the background check fee, we use the funds to initiate the necessary background checks and therefore immediately utilize the fees.

**The background check fees are NON-REFUNDABLE even if you are denied occupancy.**

If you are denied occupancy due to your credit report, you need to contact the credit-reporting agency directly and initiate any challenges or investigations directly with them.

If you are denied because of other reasons, we will inform you of the reason for your denial. Some reasons for tenancy denial are: Criminal history, derogatory employment history, past evictions, low or lack of verifiable income, no proof of income, recent bankruptcy, unstable employment history, negative references such as from previous landlords or neighbors, among many other things.

If you know that your credit report is unsatisfactory or you have bad rental history or have a felony conviction that will affect your tenancy or believe that there are other factors that may affect your applications, please discuss that with us. You may want to reconsider your application for tenancy, knowing that we cannot allow an unqualified tenant into our rental dwellings. We do not want you to spend money knowing that you may be denied tenancy.

Thank you for your understanding.

Manago Management, LLC

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Rental Applicant (Sign, Date)

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Rental Applicant (Sign, Date)

Residential Rental Application

ADDRESS OF PROPERTY TO BE RENTED: \_\_\_\_\_

RENTAL TERM: One year \_\_\_\_, or month-to-month \_\_\_\_, other term \_\_\_\_\_

Monthly rental payment: ----- \$ \_\_\_\_\_

Security deposit----- \$ \_\_\_\_\_

Other deposit (key deposit, cleaning, pets, other) \$ \_\_\_\_\_

**TO BE COMPLETED BY ALL RESIDENCE 18 YEARS OF AGE OR OLDER.**

Applicant **NAME** (full name as it appears on your I.D.) \_\_\_\_\_

Please attach a government issued I.D. example: State driver's license, Passport, Military I.D.

SSN# \_\_\_\_\_ DOB: \_\_\_\_\_ MARITAL STATUS: \_\_\_\_\_

PHONE# \_\_\_\_\_ Email: \_\_\_\_\_

**PRESENT ADDRESS:** \_\_\_\_\_

FROM \_\_\_\_\_ TO \_\_\_\_\_ OWN OR RENT

LANDLORD/MANAGER \_\_\_\_\_ Phone # \_\_\_\_\_ Email: \_\_\_\_\_

AMOUNT OF RENT/MORTGAGE \$ \_\_\_\_\_

REASON for the desire to move: \_\_\_\_\_

**PREVIOUS ADDRESS:** \_\_\_\_\_

FROM \_\_\_\_\_ TO \_\_\_\_\_ OWN OR RENT

LANDLORD/MANAGER \_\_\_\_\_ Phone # \_\_\_\_\_ Email: \_\_\_\_\_

REASON FOR LEAVING \_\_\_\_\_

**OCCUPANTS**

LIST EVERYONE, INCLUDING CHILDREN, WHO WILL LIVE WITH YOU:

_____	_____
_____	_____
_____	_____
_____	_____

Residential Rental Application

**EMPLOYMENT INFORMATION**

PLEASE GIVE AT LEAST TWO YEARS OF EMPLOYMENT HISTORY.

NAME AND ADDRESS OF EMPLOYER: \_\_\_\_\_

Phone# \_\_\_\_\_ HOW LONG? \_\_\_\_\_ STATUS: F/T,P/T,OTHER

POSITION/TITLE \_\_\_\_\_ DEPARTMENT \_\_\_\_\_

DATES EMPLOYED: FROM \_\_\_\_\_ TO \_\_\_\_\_

-----  
NAME AND ADDRESS OF EMPLOYER: \_\_\_\_\_

Phone# \_\_\_\_\_ HOW LONG? \_\_\_\_\_ STATUS: F/T,P/T,OTHER

POSITION/TITLE \_\_\_\_\_ DEPARTMENT \_\_\_\_\_

DATES EMPLOYED: FROM \_\_\_\_\_ TO \_\_\_\_\_

-----  
NAME AND ADDRESS OF EMPLOYER: \_\_\_\_\_

Phone# \_\_\_\_\_ HOW LONG? \_\_\_\_\_ STATUS: F/T,P/T,OTHER

POSITION/TITLE \_\_\_\_\_ DEPARTMENT \_\_\_\_\_

DATES EMPLOYED: FROM \_\_\_\_\_ TO \_\_\_\_\_

**MISCELLANEOUS**

HAVE YOU EVER: Filed for bankruptcy \_\_\_\_\_ Been sued \_\_\_\_\_ Been evicted \_\_\_\_\_  
Been convicted of a crime \_\_\_\_\_

Please explain any "yes" listed above: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EMERGENCY CONTACT:** \_\_\_\_\_

Phone# \_\_\_\_\_ Email: \_\_\_\_\_ Relationship: \_\_\_\_\_

**VEHICLE INFORMATION**

MAKE/MODEL \_\_\_\_\_ YR \_\_\_\_\_ COLOR \_\_\_\_\_ PLATE# \_\_\_\_\_ ST \_\_\_\_\_  
MAKE/MODEL \_\_\_\_\_ YR \_\_\_\_\_ COLOR \_\_\_\_\_ PLATE# \_\_\_\_\_ ST \_\_\_\_\_  
MAKE/MODEL \_\_\_\_\_ YR \_\_\_\_\_ COLOR \_\_\_\_\_ PLATE# \_\_\_\_\_ ST \_\_\_\_\_

Residential Rental Application

**PET INFORMATION**

Describe the number and type of pet(s) that you will have on the property.

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**I CERTIFY THAT ALL THE INFORMATION GIVEN IS TRUE AND CORRECT AND UNDERSTAND THAT MY LEASE OR RENTAL AGREEMENT MAY BE TERMINATED IF FALSE OR INCOMPLETE STATEMENTS ARE GIVEN.**

**I AUTHORIZE VERIFICATION OF THE INFORMATION PROVIDED IN THIS APPLICATION FROM MY CREDIT SOURCES, CURRENT AND PREVIOUS LANDLORDS/PROPERTY-MANAGERS AND EMPLOYERS, AND PERSONAL REFERENCES TO DISCLOSE SUCH INFORMATION ABOUT ME. To Manago Management, LLC., its Agents and/or assign, Property Manager, and/or Real Estate Broker, AND the landlord or agents of the landlord.**

APPLICANT:

Name, Signature, and date: \_\_\_\_\_

Applicants over the age of 18 must complete a separate application form.

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**ADDITIONAL PROSPECTIVE TENANT DISCLOSURE**

- 1.) Confirmation of Agency:
  - a.) The Leasing Agent and/or Property Manager of Manago Management, LLC represents the landlord and/or Dwelling Owner and is acting on behalf of landlord and/or dwelling owner exclusively.
  
- 2.) Applicant understands, acknowledges, and authorizes the following checks to be performed on rental applicant for the purpose of tenant screening.
  - a.) Employment Verification and History
  - b.) Credit Check
  - c.) References Verification
  - d.) Criminal Background Check
  - e.) Mortgage Information Verification and History
  - f.) Rental History and Rental Payment History Verification
  - g.) Justice Court Checks for:
    - 1.) Court Judgments (If any)
    - 2.) Confirmed evictions (If any)
    - 3.) Landlord and Tenant Disputes

The Landlord (Dwelling Owner), Landlord's Agents, Landlord's Property Manager and/or Leasing agents will verify the background checks mentioned above collectively and will determine tenant qualifications from the information contained therein.

Approval and Disapproval for residency is made in accordance with the Federal and state of Nevada fair housing laws.

\_\_\_\_\_  
Rental Applicant (Sign, Date)

\_\_\_\_\_  
Rental Applicant (Sign, Date)

**Please attach a government issued I.D. example: State driver's license, Passport, Military I.D.  
Please include proof of income (paystub, social security payments, retirement income)**

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How did you hear about This Property? (Internet, Newspaper, Sign, REALTOR, other)

When do you plan on moving?

Have You Been By the Property? Are you Familiar with the Area?

Do you Have Pets? (Yes/No)

Do you smoke? (Yes/No)

Are you aware that an HOA (Homeowner's Association) or Common Interest Community (CIC) may have governing authority over such property? **(Yes/No)**

If so, are you willing to abide by the Covenants, Conditions and Restrictions (CC &Rs) of said HOA? **(Yes/No)**