

Lewis Operating Corp.

A Member of the Lewis Group of Companies

Dear Prospective Tenant(s):

Thank you for your interest in our rental homes. **Please understand that all of our homes are on a first come, first serve basis.** If you are interested in renting one of our homes you will need to provide all of the following:

- 1) A completed rental application for ***each*** person 18 years of age or older.
- 2) A copy of the most recent paycheck stub or other proof of income for ***each*** applicant.
- 3) A money order for **\$45.00** made payable to LEWIS OPERATING CORP. This is the **non-refundable** application fee/credit check fee. (The fee is per house ***not*** per person)
- 4) A money order for **\$100.00** made payable to LEWIS OPERATING CORP. This holds the house for you while we process your application. If your application is approved, the \$100.00 is applied towards your administration fee of \$150.00. If your application is not approved your \$100.00 money order will be returned to you.
- 5) A photograph of any pet(s) that will be living in the house, if applicable.

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED UNTIL COMPLETED BY ORIGINAL APPLICANT! NO EXCEPTIONS!!

Upon approval of your application(s) & the home being ready for move in, you must take occupancy and begin paying rent within seven (7) days, or the home will be placed back on the market and you will lose your \$100.00 holding deposit.

The move-in deposit and fees are as follows:

Application Fee:	\$45.00
Administration Fee:	\$150.00
Security Deposit:	\$500.00 <u>or</u> 1 Months Rent <small>(Determined after final application processing)</small>

Your rent will be pro-rated based on the date of your move-in. If you take occupancy from the 1st of the month through the 19th of the month, you will owe the pro-rated amount. If you take occupancy from the 20th through the end of the month, you will be responsible for the pro-rated amount **AND** the following months rent.

Should you have any questions, please contact us during normal business hours of 8:00 AM to 5:00 PM Monday through Friday at 702.891.5260 or toll free at 888.560.5283.

Please be aware that any verbal information given has no bearing what-so-ever on the outcome of your application. It is unnecessary to verbally convey any financial, medical or personal history.

Sincerely,
LEWIS OPERATING CORP.

Rental Screening Criteria – SINGLE FAMILY HOMES

CRITERION 1: INCOME

- A. Each applicant must provide the last three (3) paycheck stubs for income verification (or other income – please call our office for more information).
- B. W-2s are acceptable when paychecks are not available.
- C. Most recent tax returns are also acceptable.
- D. NEW HIRES ONLY: a letter on company letterhead verifying monthly salary; a call to the company's HR department is necessary to verify offer. *LETTER FROM HR MUST BE DATED WITHIN 30 DAYS OF APPLICATION.*
- E. If prospective Resident does not meet the above verification criteria OR the monthly income is equal to or less than the monthly rental fee, then the prospective Resident must provide: three (3) most recent bank statements and may include: a) Money Market, b) CD, c) Stock, etc. Where applicant receives a monthly dividend/interest showing a consistent balance of the equivalent to six (6) month's market rent.
- F. If total household income does not meet the income criteria, a Guarantor may be used to guarantee the rent. The Guarantor must submit a rental application and be processed separately from the applicant household. The Guarantor must have verifiable income and receive the Guarantor minimum score in SCOREX. The Joint Score Calculator in SCOREX **WILL NOT BE USED** in combination with the resident applicants in order to determine eligibility. The Guarantor **must** be a resident in Nevada.
- G. When verifying income, the amount entered into SCOREX and the amount verified MUST BE within 20% of the original estimate. If the estimate exceeds the 20% limit, the applicant can be 1) declined based on falsified information, or 2) with the applicant's permission, process the application again using SCOREX (you **will** be charged an additional application fee for the second submission).

CRITERION 2: CREDIT/CRIMINAL BACKGROUND

- A. The SCOREX score, as provided by our credit screening service, must meet the minimum score required in order for your application to be approved with a standard deposit of \$400.00.
- B. If the SCOREX score is less than the minimum score for standard approval, the residence may be rented if a deposit is paid that is equal to one month's market rent (concessions/discounts not included). *A guarantor may **not** be used in lieu of the additional deposit.*
- C. SCOREX will recommend a Guarantor if your score falls within the recommendation scoring levels. *See letter "F" above for more information regarding Guarantor eligibility.*
- D. Your application may be denied if your SCOREX score falls below our minimum requirements.
- E. All applicants will be submitted for a Multi-State Criminal Background check. Any application that receives a decision of "Records Found" will not be approved to live at a Lewis Apartment Community or a Lewis Single Family Home. *We use an outside service that reviews multi-state criminal records to objectively determine if you meet our criteria.*

CRITERION 3: RENTAL/MORTGAGE PAYMENT/RESIDENCE HISTORY

- A. All household applicants age eighteen (18) and over must have positive residence history; there may not be any instances of noncompliance with the terms and conditions of a rental agreement/lease in the past two (2) years/24 months from the date of application.
- B. Positive Rental History is defined as, NO evictions, either pending or prior, judgments from an apartment community, or any other negative information received regarding rental history during the verification process within the past two (2) years/24 months from the date of application.
- C. Those with a mortgage payment history will be scored accordingly using our SCOREX credit reporting service. If there is no rental/mortgage history, we will proceed with SCOREX's recommendation for any applicant(s) who have less than 24 months of rental history
- D. If applicant is found to have negative rental history, the application may be denied. **There is no guarantor for negative rental history.**

EQUAL HOUSING OPPORTUNITY



RENTAL APPLICATION

ALL APPLICANTS AGE 18 AND OLDER MUST COMPLETE AN APPLICATION. PLEASE PRINT ALL INFORMATION ON THIS APPLICATION.
ALL FIELDS ARE REQUIRED. WRITE N/A FOR NOT APPLICABLE OR NOT AVAILABLE, IF NECESSARY.

FULL NAME (FIRST NAME, MI, LAST NAME):		SOCIAL SECURITY NUMBER: / /		BIRTHDATE (MO-DAY-YR):	
HOW DID YOU HEAR ABOUT US? _____				Verified By: _____ Date: _____ (Office Only)	
DRIVERS LICENSE/STATE ID #:	STATE:	EXPIRATION DATE:		IS THIS A CO-SIGNER APPLICATION: YES / NO (Circle one)	
Verified By: _____ Date: _____ (Office Only)		E-Mail Address: _____			
ALL PERSONS WHO WILL OCCUPY THE RENTAL PROPERTY FULL NAME (FIRST NAME, MI, LAST NAME)			BIRTHDATE MO-DAY-YR		OCCUPATION
PLEASE ANSWER THE FOLLOWING QUESTIONS:					
1. Have you ever lived at a Lewis Community prior to today's application?			Yes	No	If so, where?
2. Do you have any liquid-filled furniture or do you intend to get furniture of this type?			Yes	No	Explain:
3. Do you have any Recreational Vehicles (Boat, Motorhome, Trailer, etc.)?			Yes	No	Explain:
4. Do you wish to receive a copy of the Rental Agreement at the time of application?			Yes	No	Explain:
CURRENT EMPLOYER (COMPANY NAME) OR INCOME SOURCE			COMPANY PHONE #		GROSS MONTHLY INCOME
COMPANY STREET ADDRESS		CITY	STATE	ZIP CODE	Verified By: _____ Date: _____ (Office Only)
CURRENT OCCUPATION		SUPERVISOR NAME		EMPLOYMENT START DATE	
OTHER CURRENT EMPLOYER (COMPANY NAME) OR OTHER INCOME SOURCE			COMPANY PHONE #		GROSS MONTHLY INCOME
COMPANY STREET ADDRESS		CITY	STATE	ZIP CODE	Verified By: _____ Date: _____ (Office Only)
CURRENT ADDRESS		CITY	STATE	ZIP CODE	OCCUPANCY DATES
				MONTHLY RENT/PAYMENT	
LANDLORD/MORTGAGE NAME		LANDLORD/MORTGAGE ADDR.			LANDLORD/MORTGAGE PHONE #
PREVIOUS ADDRESS		CITY	STATE	ZIP CODE	OCCUPANCY DATES
				MONTHLY RENT/PAYMENT	
LANDLORD/MORTGAGE NAME		LANDLORD/MORTGAGE ADDR.			LANDLORD/MORTGAGE PHONE #
HAS A JUDGMENT OR EVICTION BEEN ENTERED AGAINST YOU WITHIN THE LAST 7 YEARS?		<input type="checkbox"/> Yes <input type="checkbox"/> No		IF YES, EXPLAIN	
DESCRIPTION OF ALL PETS THAT WILL BE LIVING WITH YOU (INCLUDE: BREED, WEIGHT, COLOR, AND ANY OTHER DISTINGUISHING MARKS.)					
VEHICLES: MAKE	MODEL	YEAR	COLOR	LICENSE NO.	STATE
<i>PLEASE NOTE: A maximum of two vehicles per apartment will be allowed on the property. If applicable/available, properties with additional garage spaces may be available for an additional charge – not to exceed three total vehicles per apartment.</i>					
MILITARY DECLARATION				DATE	SIGNATURE
I AM IN THE MILITARY SERVICE AS DEFINED IN SECTION 101 OF THE SOLDIERS, AND SAILORS RELIEF ACT OF 1940 AS AMENDED, AND I AM ENTITLED TO THE BENEFITS OF THE ACT.					
I AM NOT IN THE MILITARY SERVICE AS DEFINED IN SECTION 101 OF THE SOLDIERS, AND SAILORS RELIEF ACT OF 1940 AS AMENDED, AND I AM NOT ENTITLED TO THE BENEFITS OF THE ACT.					
NEAREST RELATIVE NOT LIVING WITH YOU					
FULL NAME (FIRST NAME, MI, LAST NAME)		ADDRESS		CITY	STATE
IN CASE OF EMERGENCY WE SHOULD NOTIFY					
FULL NAME (FIRST NAME, MI, LAST NAME)		ADDRESS		CITY	STATE
The applicant hereby represents that the above statements are true, and are made to induce the Owner/Manager to rent him/her an apartment, and the Owner/Manager is authorized to investigate and confirm said statements. Any materially false statements made within this application shall be sufficient cause for Owner/Manager to decline to rent to or to cancel or terminate any Rental Agreement made with Applicant. No representations, promises, or agreements as to decorations, alterations, occupancy, or date of possession have been made except as contained herein. Owner/Manager has the right to reject this Application and return the deposit, less the applicable non-refundable Application Processing Fee, at any time prior to signing a Rental Agreement. Applicant shall not acquire any right in or to any premises by reason hereof. I further authorize Lewis Operating Corp. or its authorized agent to obtain credit reports, character reports, consumer reports, criminal reports, verification of rental history and employment history as necessary to verify all information set forth in this Application for Rental.					
Applicant's signature		Date		Daytime or cell phone #	
Proposed address		Proposed date of move-in		Evening phone #	
Application & Deposit Received by (agent's signature)		Application approved by (agent's signature) and date			
Date & Time Application & Deposit Received:			Date & Time Application Approved:		





RENTAL SCORING & YOUR RENTAL APPLICATION

Many landlords rely upon "Rental Scores" to estimate the relative financial risk of leasing an apartment to you. In addition to estimating risk, rental scores are an objective and consistent way of reviewing relevant applicant information, and help speed the application approval process.

How is my rental score determined?

Rental scoring systems assign points to certain factors identified as having a statistical correlation to future financial lease performance. Your rental score results from a mathematical analysis of information found in your credit report, application, and previous rental history. Such information may include your bill-paying history, the number and type of accounts you have, collection actions, outstanding debt, income, and the number of inquiries into your consumer report. The final number, or rental score, represents an estimated level of risk as compared to the performance of other consumers in a range of scores.

Because your rental score is based upon real data and statistics, it is more reliable than subjective methods of evaluating your information. Rental scoring treats all applicants consistently and impartially. Additionally, your rental score never uses certain characteristics like—race, color, sex, familial status, handicap, national origin, or religion—as factors.

How is my rental score used?

Rental decisions are based upon how much risk a landlord is prepared to accept. Each landlord, therefore, sets the minimum score required for approval of an application. It is possible for your rental score to yield different results, depending on where you apply. Your rental score might mean denial at one property while the same score might be approved at another. It all depends on the risk a landlord is prepared to accept.

What can I do to improve my rental score?

Your rental score may change if the underlying information it is based upon changes. The total improvement, however, generally depends on how that factor relates to other factors considered by the scoring system. Nevertheless, to improve your rental score, concentrate on paying your bills on time, paying down outstanding balances, and not taking on new debt. Your chances of approval should also improve if you apply for an apartment with lower monthly rent.

Where can I have my score explained?

Should your application be denied based upon your rental score, you can learn which factors most negatively influenced your score by contacting the consumer reporting agency listed below. Additionally, you can receive a free copy of your consumer report, if you make the request to the consumer reporting agency within 60 days of the denial.

First Advantage Safe Rent, Inc.
ATTN: Consumer Relations Department
7300 Westmore Road, Suite 3
Rockville, MD 20850-5223
Phone (888) 333-2413

Applicant Signature

Date

Lewis Operating Corp.

A Member of the Lewis Group of Companies

5240 Polaris Avenue, Las Vegas NV 89118-1737

P. O. Box 19297, Las Vegas NV 89132-0297

Telephone: 702.891.5260 Fax: 702.891.5286

