



Western Investment Properties, LLC  
819 Parkland  
Clovis, NM 88101  
575-762-4217 Fax: 575-762-2085

## RESIDENTIAL RENTAL APPLICATION

**Application Fee \$21.56  
NON-REFUNDABLE  
Check or Money Order only.  
NO CASH!!!**

Date: \_\_\_\_\_

Property Applying For: \_\_\_\_\_

### Please Print Clearly

1. Applicant Name \_\_\_\_\_ Phone \_\_\_\_\_  
*(First, Middle, Last)*

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

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

How long have you lived there? \_\_\_\_\_ Social Security Number \_\_\_\_\_ Date of birth \_\_\_\_\_

Email: \_\_\_\_\_

2. Present Landlord \_\_\_\_\_ Phone \_\_\_\_\_

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

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Monthly Rent \_\_\_\_\_ How long did you live there? \_\_\_\_\_ Reason for leaving \_\_\_\_\_

3. Previous Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Previous Landlord \_\_\_\_\_ Phone \_\_\_\_\_

Monthly Rent \_\_\_\_\_ How long did you live there? \_\_\_\_\_ Reason for leaving \_\_\_\_\_

4. Full name(s) and age(s) of all individuals who will be occupying premises:

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

6. Have you ever been evicted, sued for nonpayment of rent, or breached a lease (if so, explain)?

\_\_\_\_\_

7. Have you ever been convicted of any crimes? \_\_\_\_\_ If so, please explain. \_\_\_\_\_

Have you ever been convicted of a felony? \_\_\_\_\_ If so, please explain. \_\_\_\_\_

\_\_\_\_\_

8. Present Employer \_\_\_\_\_ Phone \_\_\_\_\_

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

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Occupation: \_\_\_\_\_ Title: \_\_\_\_\_

Gross **Monthly** Salary \_\_\_\_\_ Length of Employment \_\_\_\_\_

9. Previous Employer \_\_\_\_\_ Phone \_\_\_\_\_

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

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Occupation: \_\_\_\_\_ Title: \_\_\_\_\_

Length of Employment \_\_\_\_\_

10. Other Income, if any (Specify source ex: HUD, SSI, BAH etc.) \_\_\_\_\_

11. Credit Cards: (list individually)

Issuing Bank \_\_\_\_\_ Current Balance \_\_\_\_\_

Issuing Bank \_\_\_\_\_ Current Balance \_\_\_\_\_

Issuing Bank \_\_\_\_\_ Current Balance \_\_\_\_\_

12. Loans: (list individually)

Lender Name \_\_\_\_\_ Monthly Payments \_\_\_\_\_ Account Balance \_\_\_\_\_

Lender Name \_\_\_\_\_ Monthly Payments \_\_\_\_\_ Account Balance \_\_\_\_\_

13. Other Debts and Obligations (specify) \_\_\_\_\_

14. Personal Reference \_\_\_\_\_ Phone \_\_\_\_\_

**(Family Not Allowed To Be Listed)**

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

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

15. Automobiles: Driver's License Number \_\_\_\_\_ Issuing State \_\_\_\_\_

(1) Make/Model \_\_\_\_\_ Year \_\_\_\_\_ Plate \_\_\_\_\_ State \_\_\_\_\_

(2) Make/Model \_\_\_\_\_ Year \_\_\_\_\_ Plate \_\_\_\_\_ State \_\_\_\_\_

16. In case of emergency notify \_\_\_\_\_ Relationship \_\_\_\_\_

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

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone: \_\_\_\_\_

17. How did you hear about us? \_\_\_\_\_

I certify that the above information is true and complete. I authorize the verification of this information by contacting any or all individuals and financial institutions listed above. I further authorize my credit report to be obtained at any time deemed necessary by Western Investment Properties, LLC. I understand that this is not a lease or an offer to rent. No binding obligation of any kind exists between the owner and myself unless and until a lease is signed. This Application is subject to prior Applications. I concede that any incomplete or missing information or failure to pay applicable fees can result in denial. If any of the above information is found to be false or inaccurate, any and all agreements with Western Investment Properties, LLC may be subject to termination. This Application shall remain the property of the Western Investment Properties, LLC. I understand that this application will be destroyed after sixty (60) days. If the unit applied for is not available I understand that I may be placed on a waiting list for said unit or a like unit. If placed on the waiting list I understand the amount of rent and security deposit required for said unit shall be determined at which time a lease agreement is executed.

**Signature of Applicant** \_\_\_\_\_ **Date** \_\_\_\_\_

**NO PERSON SHALL BE DENIED THE RIGHT TO RENT OUR PROPERTY BECAUSE OF THEIR RACE, COLOR, RELIGION, SEX, OR NATIONAL ORIGIN**

**OFFICE USE ONLY**

**Employment** \_\_\_\_\_

**Background** \_\_\_\_\_

**Credit** \_\_\_\_\_

**Rental History** \_\_\_\_\_

**Reference** \_\_\_\_\_

**Accepted**

**Denied due to** \_\_\_\_\_

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**RELEASE OF EMPLOYMENT/RESIDENT INFORMATION**

I \_\_\_\_\_ do hereby authorize my current and/or past

**Applicant's Printed Name**

employers/landlords to release information to Western Investment Properties as it pertains to my rental application.

\_\_\_\_\_  
**Applicant's Signature**

\_\_\_\_\_  
**Date**

## RULES AND REGULATIONS

### 1. Pets are welcome at qualifying units! Service Animals are accepted with proper ID.

2. There are no more than 2 adults and 2 children permitted to occupy the premises. Tenant agrees there will be no more than amount specified of persons living in the unit. Tenant will follow regulations on adding new tenants to the lease.

3. Tenant will require all visitors to park on the street where on street parking is available. Parking on Landscaped areas is not allowed. **Only Operable vehicles are allowed. Inoperable vehicles shall be removed or will be towed.**

**\* VEHICLES PARKED IN ANY LANDSCAPED AREA AND INOPERABLE VEHICLES WILL BE TOWED AT THE EXPENSE OF THE VEHICLE OWNER.**

4. Tenant will not allow any trash, ashes or debris to be left in common areas, sidewalks, yards or driveways

5. Tenant shall pay a late fee for any month in which Tenant's account has a balance at the close of business on the 5<sup>th</sup> day of said month.

6. If Tenant fails to transfer required utilities into their name within 7 days immediately following the signing of said Tenant's rental agreement then eviction proceedings will be initiated.

7. Between the hours of 9:00 pm and 8:00 am Tenant will not allow noise from any source inside their residence to be heard from outside their residence.

8. Tenant shall in no way alter or tamper with any smoke detector, carbon monoxide detector, or any other warning device in their residence. If device is not working properly tenant shall notify the Landlord immediately.

9. The carpets will be professionally cleaned upon vacating the apartment. The Landlord will deduct cleaning charges from the security deposit.

10. Any/all late fees or other charges must be paid by the 1<sup>st</sup> day of the month following receipt.

11. **Smoking is prohibited** inside the building. The deposit will be forfeited and you will be responsible for any smoke damage and smoke cleaning charges.

12. Only small outside patio furniture is acceptable outside the apartments. No couches, recliners, tables, etc. are allowed.

13. Tenant is NOT ALLOWED to change or alter any and all locks to the property.

14. Appliances included in the unit are as follows:

**Refrigerator** \_\_\_ **Stove** \_\_\_ **Dishwasher** \_\_\_ **Washer** \_\_\_ **Dryer** \_\_\_\_.

*All appliances will remain in the unit unless otherwise stated in lease.*

\*PARKING IN ANY LANDSCAPED AREA IS NOT ALLOWED. VEHICLES PARKED IN ANY LANDSCAPED AREA WILL BE TOWED AT THE EXPENSE OF THE VEHICLE OWNER.

\*ITEMS OWNED BY THE TENANT ARE NOT COVERED UNDER THE INSURANCE HELD BY THE PROPERTY OWNER. RENTERS INSURANCE IS STRONGLY ENCOURAGED.

\*TENANT AGREES TO ABIDE BY ALL ADDITIONAL RULES AND REGULATIONS AS OUTLINED IN THE "RULES AND REGULATIONS"

\*A \$50 MINIMUM CHARGE WILL BE ADDED FOR ANY CLEANING THAT WILL NEED TO BE DONE AFTER MOVING OUT  
ADDITIONAL CHARGES WILL APPLY AFTER.

\*ANY UNIT WITH A BASEMENT IS FOR STORAGE AND LAUNDRY PURPOSES ONLY. THEY ARE NOT INTENDED FOR LIVING SPACE.