



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

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

RESIDENTIAL RENTAL APPLICATION

Date: _____

Property Applying For: _____

Please Print Clearly

1. Applicant Name _____ Maiden _____
(First, Middle, Last)

Present Address: _____

City _____ State _____ Zip _____

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

Email: _____ Phone _____

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:

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

6. Have you ever been convicted of any crimes? _____ If so, please explain. _____

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

Continued on next page

7. Present Employer _____ Phone _____
Employer Address: _____
City _____ State _____ Zip _____
Occupation: _____ Title: _____ Start Date _____
Gross **Monthly** Salary _____ Length of Employment _____ Supervisor _____

8. Are you Active Duty Military? _____
If so, First Sergeant _____ Phone _____

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 _____
Lender Name _____	Monthly Payments _____	Account Balance _____

13. Other Debts and Obligations (specify) _____

14. References

Personal Reference _____ Phone _____
(Family Not Allowed To Be Listed)

Reference Address: _____

City _____ State _____ Zip _____

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 _____ Color _____

(2) Make/Model _____ Year _____ Plate _____

State _____ Color _____

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 **0** adults and **0** 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 5th 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 1st 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"**

***The use and STORAGE of grills closer than 10ft from the building is prohibited.**

***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.**