

High Ground Village & Courtyard Apartments  
5750 & 5800 US Highway 95 N  
WINNEMUCCA, NV 89445  
775-225-1086  
www.highgroundapartments.com  
highgroundapartments@gmail.com

**LEASE AGREEMENT**

This LEASE AGREEMENT is made on: \_\_\_\_\_  
by and between, **High Ground Management Owner, Moe, by Accounts Manager Dana J Brown** and the company of  
authorized Future Tenant: \_\_\_\_\_ **(Tenants Signature)** are liable  
here under and all are collectively referred to as a "RESIDENT" from here on). AGENT/OWNER and High Ground  
Village & Courtyard Apartments hereby lease and Resident **(Tenants Signature):** \_\_\_\_\_  
hereby accepts and rents the premises here on defined for the specified, subject to all terms, conditions and provision set  
forth below and on the following pages:

**Addendum for Contractors** NOTE TO CONTRACTORS. PLEASE HAVE YOUR TRAVELING MEDICAL  
CONTRACTORS READ AND SIGN THE LAST PART OF THE LEASE:

**I. Summary of Initial Rents, Charges and Deposits:**

Pro-rated Rent will be prorated for first this date: \_\_\_\_\_  
Payment amount for next month and the 1<sup>st</sup> of every month: \_\_\_\_\_  
Additional Charges/fees: \_\_\_\_\_  
Deposit Amount: \_\_\_\_\_  
Total Amount Paid: \_\_\_\_\_  
Total Amount Due at Move in: \_\_\_\_\_

**2. APARTMENT BEING RENTED INFO:**

HIGH GROUND COURTYARD 5750 US HWY 95 N Winnemucca, NV 89445 Unit/Address being rented:  
\_\_\_\_\_

HIGH GROUND VILLAGE APARTMENTS 5800 US HWY 95 N Winnemucca, NV 89445 Unit/Address being  
rented: \_\_\_\_\_ The UNIT  
contains the appliance or property listed on the attached INVENTORY and MOVE-IN/MOVE-OUT forms, which must  
be filled out. This Agreement applies to the Interior of the Unit only. \_\_\_\_\_ **(Tenant's initials)**

**3. "TERM":** AGENT/OWNER does hereby rent to: \_\_\_\_\_  
for duration of rent \_\_\_\_\_ from AGENT/OWNER for residential purposes only, for a  
period of not less than \_\_\_\_\_ months tenancy commencing on: \_\_\_\_\_  
terminates/ends on: \_\_\_\_\_ **(Tenant's initials)**

**All Leases are minimum of 6 months unless a prior written agreement.**

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**3B “MONTH TO MONTH LEASE”**

**4. “HOLDOVER”:** Under Nevada Law This Lease Agreement and any changes properly agreed to will remain in effect monthly after the initial term. A 30-day written notice to vacate must be issued by the resident prior to vacating, anytime on or after the initial term of this Agreement. If improper notice or no notice to vacate is given by RESIDENT, is liable for pro-rated rent until lawful termination and AGENT/OWNER may deduct this from the Security Deposit on hand, or collect any monies due by other lawful means. \_\_\_\_\_ (Tenant’s initials)

**5. “RENTAL DUE DATES”: DUE AND PAYABLE, WITHOUT OFFSET OR DEMAND ON THE 1 (FIRST) DAY OF EACH MONTH.** RESIDENT agrees to pay AGENT/OWNER at the Rental Office located and identified as such in the aforesaid Property. RESIDENT agrees to prorate the rent in order that the rental payments fall on the first day of each month. Rent shall be made payable to High Ground Village & Courtyard Apartments in the form of a MONEY ORDER, PERSONAL CHECK, or CASHIER’S CHECK. ALL LATE CHARGES set forth as indicated in section (6) will be added portion of the rents and become due and payable as rent. NO POST-Dated CHECKS WILL BE ACCEPTED). PERSONAL CHECKS will not be accepted after the 5<sup>th</sup> (fifth) day of the month.  
 \_\_\_\_\_ (Tenant’s initials)

**6. “LATE CHARGES”:** If rent is not paid by the close of business on **the 5<sup>th</sup> (FIFTH) DAY** of each calendar month, RESIDENT agrees to pay to AGENT/OWNER the additional sum of **\$75.00 plus \$5.00** per day thereafter for each day rent is late as compensation for the inconvenience to the AGENT/OWNER caused as a result of the said late payment. If no rent is paid the agent/owner has the right to take legal actions and evict tenant. \_\_\_\_\_ (Tenant’s initials)

**7. “RETURNED CHECK CHARGE”:** Resident shall pay **\$75.00** plus ALL APPLICABLE Late Fees for each check returned to AGENT/OWNER by RESIDENT’S bank for any reason. No checks will be accepted for rent for the next 6 to 12 months based on manager’s discretion. ONLY MONEY ORDER WIL BE EXCEPTED AFTER WE A BAD CHECK. Issuance of a bad check is a felony and may be immediately acted upon. \_\_\_\_\_ (Tenant’s initials)

**8. “Miscellaneous Deposit”:** Upon execution of this LEASE AGREEMENT, RESIDENT shall pay to AGENT/OWNER *this fee is for additional hook up, and other Tenant needs. If Applicable Please specify at end off lease what the deposit is for:* \_\_\_\_\_ (Tenant’s initials)

**9 “REFUNDABLE DEPOSIT”** Upon execution of this LEASE AGREEMENT, RESIDENT shall deposit with AGENT/OWNER the above stated sum. Upon lawful termination by either party for any reason, the AGENT/OWNER may legally claim the Security Deposit only such amounts as are reasonably necessary to remedy RESIDENT defaults in the payment of rent, to repair damages to the premises caused by the RESIDENT other than normal wear and to pay the reasonable costs of cleaning IS more than the Cleaning Fee set out above. The excess portion of the Security Deposit not used, as set forth herein shall be refunded to the RESIDENT along with an itemized statement of charges within 30 days of lawful termination or tenancy. The Security Deposit is forfeited if the tenancy period of 6 months is not met; NO Exceptions Any major repairs will be deducted from part of the Deposit. \_\_\_\_\_ (Tenant’s initials)

**9a. “None refundable Deposit”** Is the professional carpet cleaning that is required by law to be completed on rental property in the State of Nevada, and also for the touch ups that need to be done, that most tenants do not do upon moving out... (\$200 to \$300) part of deposit is for the professional carpet cleaning, and washing curtains, wiping down cabinets, Doors, windows, baseboards. Replacing stove pans, filters. And any general painting or light touch ups needed.  
 \_\_\_\_\_ (Tenant’s initials)

**10. “COLLECTION”:** If RESIDENT owes more money than has been held in his account, the AGENT/OWNER after issuing a proper itemized Statement of Deposit Accounts showing amounts owed, may pursue at his option any legal means of collection. \_\_\_\_\_ (Tenant’s initials)

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**11. "SUBLEASING":** RESIDENT **may not assign** sublet or transfer his interest, nor any part thereof without prior written consent of the AGENT/OWNER. RESIDENT further may not use the premises for any commercial enterprise or for any other purposes which is unlawful. \_\_\_\_\_ (Tenant's initials)

**12. "OCCUPANCY":** Occupancy of the premises is limited to 2 adults: \_\_\_\_\_ (Tenant's initials)  
 Additional names for children or other names and shall be solely used for a residence and for no other purpose. RESIDENT agrees to pay \$10.00 per day for each guest remaining on the premises more than 10 days "**Note no more than 4 people can reside In a 2-bedroom apartment this is Nevada State law**" \_\_\_\_\_ (Tenant's initials)

**13. "UTILITIES":** **Furnished apartments see 13a, and 13b** RESIDENT will pay for electricity, and gas charges used by RESIDENT with respect to the premises. Utilities shall be used for residential purposes only. RESIDENT shall not allow electricity to be disconnected by any means (including non-payment of bill) until the end of the lease term or renewal or extension period. Landlord will pay for water, sewer and trash. \_\_\_\_\_ (Tenant's initials)

**13a. Fully Furnished Apartments** have all utilities paid by Landlord, this includes, "Water/Sewer/garbage, Electric, Gas, DirectTV & Internet. (*DirectTv & Internet are already set and is not an option to be changed*) *If you wish to have any other services, It will be at your own cost.*" \_\_\_\_\_ (Tenant's initials)

**13b. Note is we see that you are abusing the all exclusive electric or heating we will attach the overflow to your rent, or deposit. Please make sure the heat is turned down, to 65 degrees and all lights off when leaving the apartment to go to work.**

**14. "PETS": NO PETS ALLOWED ON PREMISES.** Tenant must get Consent from owner before bringing any pets on premises. Any one bringing a pet into their apartment without "Written consent" of Manager, or Apartment owner will automatically have a **\$300.00 For Cats**. Pet deposit will be an additional charge on top of the apartment security deposit. \_\_\_\_\_ (Tenant's initials)

**15. "NOTICE OF TERMINATION":** RESIDENT shall give Management THIRTY (30) DAYS WRITTEN NOTICE OF INTENT TO VACATE PRIOR TO THE EXPIRATION OF THE LEASE TERM. OR ANY RENEWAL OR EXTENSION THEREOF, VERBAL NOTICE IS NOT SUFFICIENT UNDER ANY CIRCUMSTANCES. The 30-day notice must be given in writing on the first (1<sup>st</sup>) day of the month or the notice neither does not become effective until the first (1<sup>st</sup>) day of the following month. A written notice or an e-mail, will be acceptable, no verbal notice will be accepted. Resident shall be responsible for submitting, a written notice form to AGENT/OWNER representative that move-out notice has been received. If written notice has not been submitted with the 30 days' notice period, the notice does not go into effect till the notice is submitted. Upon termination, the Unit will be surrendered in the same condition as rented, the RESIDENT is in default of the terms and has not occupied the Unit for a period of 15 (fifteen) days, the Unit shall be regarded as ABANDONED, and the AGENT/OWNER has the right under NRS 118A450, to enter the Unit and take possession. ***Should Resident terminate this Agreement prior to expiration of the term, or fail to give 30 days' written notice, the Deposit will be forfeit, because of default on the lease.*** \_\_\_\_\_ (Tenant's initials)

**16. "KEY DEPOSIT":** The above stated Key Deposit shall be refunded in accordance with Law if all keys consisting of apartment door key(s). Storage unit key(s) are returned the day the premises are vacated. Any key replacement due to lose is an immediate \$5.00 replacement fee's \_\_\_\_\_ (Tenant's initials)

**17. "ALTERATIONS".** RESIDENT shall make no alterations to the property without AGENT/OWNER'S **written consent**. All alterations or improvements made without consent in and to say premises shall, unless otherwise provided by written agreement between the parties hereto, becomes the property of the AGENT/OWNER and shall remain upon the premises. \_\_\_\_\_ (Tenant's initials)

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**18. "MANAGER/OWNER":** The name and telephone number of the Owner of the premises and the party who shall handle emergencies thereon is as follows **Moe**, (775) 225-1086. \_\_\_\_\_ **(Tenant's initials)**

**19. "AGENT":** The name and address of the person authorized to act for and on the behalf of Management for the purpose of service of process and receiving notices and demands is as follows: **Moe: 775-225-1086**  
 \_\_\_\_\_ **(Tenant's initials)**

**20. "OWNER":** The principal or corporate owner(s) of the leased premises Is (are): High Ground Village & Courtyard Apartments. \_\_\_\_\_ **(Tenant's initials)**

**21. "BREACH OF AGREEMENT":** Failure of RESIDENT to pay rent or other charges promptly when due or to comply with any other term or condition hereto or to comply with any other applicable provisions of the laws of the State of Nevada, shall at the option of the AGENT/OWNER empower them to terminate this tenancy upon giving proper notice as set forth in the Residential Landlord and Tenant Act contained in the Nevada Revised Statutes.  
 \_\_\_\_\_ **(Tenant's initials)**

**22. "WAIVER OF TERMS, RIGHTS OR OBLIGATIONS":** Any failure by AGENT/OWNER to enforce the terms of this Agreement shall not constitute a waiver of said terms by AGENT/OWNER after any default shall not be construed to waived any right of AGENT/OWNER or affect any notice or legal action thereto given or commenced. Nothing contained in this Agreement shall be construed as waiving any of the RESIDENTS or AGENT/OWNER'S rights or obligations under the laws of the State of Nevada. \_\_\_\_\_ **(Tenant's initials)**

**23. "MAINTENANCE":** RESIDENT shall keep the dwelling in a clean and sanitary condition and shall otherwise comply with all the state and local laws requiring RESIDENTS to maintain rented premises. If damage to the dwelling unit (other than normal wear) but including damage caused by RESIDENT making alterations to the unit, is caused by acts of neglect of the RESIDENT or others occupying the premises with his permission, the AGENT/OWNER may cause such repairs to be made and RESIDENT shall be liable to AGENT/OWNER for any reasonable expense thereby incurred. RESIDENTS agree to pay for all repairs, replacements and maintenance caused by his misconduct or negligence or that of his family, pets, or guests. At AGENT/OWNER'S options such charges shall be paid immediately or be regarded as additional rent to be paid no later than the monthly rent payment date next following such repairs. *Note to those who have small children, if you allow your child to spill colored juices on carpet you may be responsible for replacing the carpet. Also if your child causes damage to grass or watering system, you may be responsible for those repairs as well.* \_\_\_\_\_ **(Tenant's initials)**

**24. "DEFECTS, DAMAGE":** RESIDENT shall report any defect or natural wear pertaining to plumbing, wiring or workmanship on the premises at once. RESIDENT is responsible for and agrees to pay for any damage done by wind or rain caused by leaving windows open, and/or by overflow of water, or stopping of water pipes, or any other damage to appliances, carpeting or the building in general that is due to the acts of the RESIDENT, or guest of the RESIDENT. Resident is further solely responsible for all fire and smoke damages to the premises except in such cases where the fire or smoke damage results from the actions or negligence of landlord. \_\_\_\_\_ **(Tenant's initials)**

**25. "POLICIES":** RESIDENT agrees to abide by any and all rules and policies including, but not limited to, rules with respect to noise, odors, disposal of refuse, pets, parking and use of common area. Further, RESIDENT agrees to abide by all amendments and additions to said rules after due notice of any such amendments and additions to said rules after due notice of any such amendments or additions. RESIDENT at the time of execution of this Agreement acknowledges that he has notice of all existing rules and regulations pertaining to the premises. \_\_\_\_\_ **(Tenant's initials)**

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- 26. "INSPECTION":** RESIDENT agrees to grant AGENT/OWNER the right to enter the premises at all reasonable times and for all reasonable purposes including showing to prospective residents, buyers, loan officers, or insurance agents or others with lawful business therein and for at least one (1) maintenance inspection each month. In accordance with NRS requirements AGENT/OWNER agrees to give RESIDENT a twenty-four (24) hour notification for notification for entry, except in case of emergency. \_\_\_\_\_ (Tenant's initials)
- 27. "VEHICLES/PARKING":** All vehicles operated by RESIDENTS must be registered with AGENT/OWNER. Only vehicles maintained in operational condition and Licensed may be parked in approved areas. *Unauthorized vehicle, boats, campers, trailers, mobile homes or non-operative vehicles, without separate written agreement. may be towed by AGENT/OWNER at the vehicle owner's expense.* AGENT/OWNER is not responsible for damage or theft while vehicles are parked on the premises. \_\_\_\_\_ (Tenant's initials)
- 28. "LIABILITY":** AGENT/OWNER shall not be liable for any damage or injury to the RESIDENT, or any other person, or any property, occurring on the premises or any part thereof or in common areas thereof, unless such liability is based on the negligent acts or omission of AGENT/OWNER, his agent, or employee, and RESIDENT of his guests. \_\_\_\_\_ (Tenant's initials)
- 29. "TENANCY TERMINATION":** Upon termination of the tenancy, the RESIDENT shall surrender and vacate premises, including the removal of any and all of the RESIDENT'S property. Before departure, the RESIDENT shall return keys and personal property listed on the inventory to the owner in good, clean and sanitary condition; normal wear accepted. RESIDENT shall allow AGENT/OWNER to inspect the premises in the RESIDENT'S presence, to verify the condition of premises and contents. \_\_\_\_\_ (Tenant's initials)
- 30. "INSURANCE":** it is advised the RESIDENT should obtain RENTER'S INSURANCE as the AGENT/OWNER'S or his Agent's insurance cannot cover RESIDENT'S property. \_\_\_\_\_ (Tenant's initials)
- 31. "ATTORNEY'S FEES":** If litigation is brought to interpret or enforce this lease, the losing party to such litigation shall pay the other party's cost of litigation and reasonable legal fees. \_\_\_\_\_ (Tenant's initials)
- 32. "TERMS OF AGREEMENT":** The terms of this Agreement, House Rules or policies may be changed or adopted by AGENT/OWNER upon thirty (30) days lawful written notice to RESIDENT. \_\_\_\_\_ (Tenant's initials)
- 33. "CONTRACT":** The above Agreement is accepted and agreed to, jointly and severally. The undersigned have read the above contract and understand and agree to all the provisions thereof and further acknowledge that they have received a copy of said contract \_\_\_\_\_ (Tenant's initials)
- 34. "MISCELLANEOUS":** The above paragraph Headings are for reference only and do not add to or diminish the intended meaning of the paragraph. This Agreement shall be interpreted under the laws of the State of Nevada. If any provision of the Agreement is deemed to be invalid such invalidity shall not affect the enforceability of any other provision of this Agreement. \_\_\_\_\_ (Tenant's initials)
- 35. "WATERBEDS, ETC":** Resident shall not keep on or about said premises waterbeds, boats, campers, trailers, mobile homes, or non-operative vehicles without separate written agreement signed by Management. \_\_\_\_\_ (Tenant's initials)
- 36. "CORPORATIONS":** If your contractor ups and leaves without completing their signed leasing time, as signed on the lease above, you will be liable to pay out the remainder of the lease, or forfeit the deposit. Only way around that is if you can refill the position. \_\_\_\_\_ (Tenant's initials)

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**37. "Pet Policy":** There is a strict no pets policy. If tenant brings any pets on the premises without consent of the owner, the owner/agent has the right to take legal actions and evict tenant and terminate their lease.  
\_\_\_\_\_  
(Tenant's initials)

**"Miscellaneous Deposit"**  
This is an example of some miscellaneous additions, please write what additions you may want...  
House keeping: \$200.00 a month \_\_\_\_\_ (Tenant's signature)  
Miscellaneous additions: \_\_\_\_\_ (Tenant's signature)

**RESIDENT(S):**  
\_\_\_\_\_  
**Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

**Please make sure you make a copy for yourself. We do not provide copies.**  
*Addendum for Contractors, or Corporations, Contractors or Employee, for Corporations Please sign. I understand and agreeing to the lease, and signing.*

I \_\_\_\_\_ (Tenant's Signature) have read the Lease for High Ground Village & Courtyard Apartments.

I understand that there are to be no pet's allowed (unless agreed upon) \_\_\_\_\_ (Tenants Signature) and no smoking indoors. \_\_\_\_\_ (Tenants Signature)

I understand that I can be held accountable if I violate the lease in any way. This may mean I may be evicted, and may be fined according to the lease that the Company High Ground Village & Courtyard Apartments \_\_\_\_\_ (Tenant's Signature) I have signed with the High Ground Court Yard Apartment.

*By signing this agreement, you understand the lease, and will honor the lease.*

**NAME:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_

**SSN#:** \_\_\_\_\_

**Contact Phone #:** \_\_\_\_\_

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

**NOTE TO NEW TENANT:**  
ALL RENT MUST BE MADE OUT TOO, AND SENT TO:

**HIGH GROUND VILLAGE & COURTYARD APARTMENTS**  
4550 BEATRICE LANE  
WINNEMUCCA, NV 89445

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**RENTAL APPLICATION**

How did you hear about us? Google  Yelp  Facebook  Zillow   
Apartments.com  Trulia

**Primary Applicant Name:** \_\_\_\_\_  
Social Security #: \_\_\_\_\_ Driver's License/State #: \_\_\_\_\_  
Date of Birth: \_\_\_\_\_ Contact Number: \_\_\_\_\_  
Make and Model of Vehicle: \_\_\_\_\_ License Plate #: \_\_\_\_\_  
Monthly Car Payment Amount: \_\_\_\_\_ Car Payment Made To: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**Income Information:**

Current Employer Name & Phone#: \_\_\_\_\_  
Job Title: \_\_\_\_\_ How Long? \_\_\_\_\_ Monthly Gross Income: \_\_\_\_\_  
Supervisor Name & Phone: \_\_\_\_\_  
Name of your banking institution: \_\_\_\_\_  Checking  Savings

**Secondary Applicant Name:** \_\_\_\_\_

Social Security #: \_\_\_\_\_ Driver's License/State #: \_\_\_\_\_  
Date of Birth: \_\_\_\_\_ Contact Number: \_\_\_\_\_  
Make and Model of Vehicle: \_\_\_\_\_ License Plate #: \_\_\_\_\_  
Monthly Car Payment Amount: \_\_\_\_\_ Car Payment Made To: \_\_\_\_\_

**Income Information:**

Current Employer Name & Phone#: \_\_\_\_\_  
Job Title: \_\_\_\_\_ How Long? \_\_\_\_\_ Monthly Gross Income: \_\_\_\_\_  
Supervisor Name & Phone: \_\_\_\_\_  
Name of your banking institution: \_\_\_\_\_  Checking  Savings

**Please list Name, Age and Relationship of any others that will occupy the property. Anyone over age 18 must complete the application:**

\_\_\_\_\_

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**Residential History:**

Current Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

How long at present address? \_\_\_\_\_ Why are you moving?: \_\_\_\_\_

Landlord Name and Phone #: \_\_\_\_\_

Notice Given to Landlord: \_\_\_\_\_ Previous Monthly Rent: \_\_\_\_\_

**Previous Landlord:**

Current Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

How long at present address? \_\_\_\_\_ Why are you moving?: \_\_\_\_\_

Landlord Name and Phone #: \_\_\_\_\_

Notice Given to Landlord: \_\_\_\_\_ Previous Monthly Rent: \_\_\_\_\_

**Previous Employment History:**

Previous Employee: \_\_\_\_\_ Supervisor Name: \_\_\_\_\_

Employment address: \_\_\_\_\_ Length of Employment: \_\_\_\_\_

Job Title: \_\_\_\_\_ Gross Monthly Income: \_\_\_\_\_

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

**2<sup>nd</sup> Tenant Previous Employment History:**

Previous Employee: \_\_\_\_\_ Supervisor Name: \_\_\_\_\_

Employment address: \_\_\_\_\_ Length of Employment: \_\_\_\_\_

Job Title: \_\_\_\_\_ Gross Monthly Income: \_\_\_\_\_

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



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**Important Information:**

**Applicant's Nearest Relative:** \_\_\_\_\_ **Relationship:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **State:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**Emergency Contact:** \_\_\_\_\_ **Relationship:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **State:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**2nd Tenant Nearest Relative:** \_\_\_\_\_ **Relationship:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **State:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**Personal Reference:**

**Name:** \_\_\_\_\_ **Relationship:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **State:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**2nd Professional Reference:**

**Name:** \_\_\_\_\_ **Relationship:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **State:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**Additional Income Source:**

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

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**Questions:**

- Have you ever had an eviction filed on you?       No       Yes      Explain: \_\_\_\_\_
- Have you broken a lease or been asked to move out?       No       Yes      Explain: \_\_\_\_\_
- Have you ever been convicted of any crime?       No       Yes      Explain: \_\_\_\_\_
- Have you declared Bankruptcy?       No       Yes      Year: \_\_\_\_\_
- Do you have a water bed?       No       Yes

**Personal and/or additional Credit References: (Include address, phone and relationship):**

**NO PETS ALLOWED ON PREMISES** I understand I acquire no rights in an apartment until I sign and submit a holding fee in the amount of consideration for landlord holding said apartment at High Ground Court yard hereby waive all rights to the return of said holding fee and said fee shall be retained as liquidated damages in the event I don't chose to enter into the agreement applied herein. In compliance with State and Federal laws, this is to inform you that an investigation involving the statements made on your rental application for tenancy at the above mentioned apartment complex is initiated. You have the right to dispute the information reported. Direct inquiries to Kroll Factual Data, 52000 Hans Peak Drive Loveland, Co 80538. We certify that to the best on my our knowledge all statements are true and complete. We further authorize Credit Data Services and or High Ground Courtyard to obtain credit reports, character reports, verification, of rental history and employment history are necessary to verify all information put forth in the above referenced application for tenancy. All fraudulent or misleading information may be grounds for denial to tenancy, or subsequent eviction as well as the forfeit of the above holding fee. I am aware that an incomplete application causes a delay in processing and may result in denial.

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 Signature

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 Date

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**UTILITIES:** To the extent permitted by applicable utility service providers, Tenant shall transfer all utility accounts into Tenant's name promptly upon taking possession of the Premises. Tenant shall pay, for all utilities in unfurnished apartment upon move in. Tenant pays for Gas, Electric, Direct TV & Internet. DirectTV & Internet are optional, however Gas and Electric Tenant are required to transfer them into their name within 5 days of move in. Landlord makes no representation or warranty as to any utilities or services and shall not bear any responsibility or liability in connection with such utilities or services, including but not limited to liability for service interruptions. **DirectTV is the only tv provider allowed on premises. We do Not allow any other TV provider on the premises, if tenant wants TV they must use DirectTV. Internet is provided through High Ground Village & Courtyard Management. We do not allow any other internet providers on the premises.** If tenant does not transfer required utilities (electric & gas) within 5 days of move in the owner has the right to turn off the utilities. \_\_\_\_\_ (Tenants Signature)

**MATINANCE:**

If there is anything that needs to be fixed or replaced tenants must call High Ground Village & Courtyard Management 775-225-1086 and We will come and fix or replace anything that needs to be fixed. **All Furnished Units have both required & optional utilities included in their rent; however they must still sign to acknowledging information about the utilities.**

**UTILITIES INFORMATION:**

Tenant Must transfer Required Utilities within 5 days of moving into apartment. \_\_\_\_\_ (Tenants Signature)

**REQUIRED UTILITIES:**

**NV Energy:** <https://www.nvenergy.com/>  
**Phone#:** (775) 834-4444

**South West Gas:** <https://www.swgas.com/>  
**Phone#:** (877)860-6020

**Mailbox Key:**

**Post Office Address:**

850 Hanson St,  
 Winnemucca, NV 89445

**Both Furnished & Unfurnished Apartments:** Tenant must go to post office and request a key from the post office for their mailbox. Tenant only needs to provide the address of their apartment and apartment number to get key. Mailbox keys are Free, however the Post Office is the only one allowed to make and provide keys to tenants for the mailbox, due to the fact that the mailbox is Government property. The property manager/owner is not allowed to give tenants mailbox keys.

**OPTIONAL UTILITIES:**

**DirectTV:**

<https://www.att.com/directv/>

**Phone#:** (800)288-2020

**DirectTV is the only tv provider allowed on premises, Tenant must use DirectTV.** \_\_\_\_\_ (Tenants Signature)

**Internet:**

Internet is provided through High Ground Village & Courtyard Management and is INCLUDED for Free in your monthly rent. We do not allow any other internet providers on the premises.

**RENT CHECKS MUST BE MADE & SENT TO:**

HIGH GROUND VILLAGE & COURTYARD APARTMENTS  
 4550 BEATRICE LANE  
 WINNEMUCCA, NV 89445

**Tenants can also drop off rent checks in the Office Mail slot at the office building next to the Office Door. If you have issues finding the Mail slot you can call High Ground Village & Courtyard Management 775-225-1086.**