

Karol Lucan  
Realtor®, GREEN® Certified  
*Passionate About Your Dreams*



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YOUR PERSONAL  
LAS VEGAS/HENDERSON AREA  
RENTAL GUIDE

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Updated 08/24/2023



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## CONTENTS

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WORKING WITH A REAL ESTATE PROFESSIONAL	3
WHAT TO CONSIDER BEFORE CHOOSING A RENTAL	4
YOUR INCOME AND CREDIT	6
UPFRONT RENTAL FEES	8
THE APPLICATION PROCESS	9
NEVADA LANDLORD AND TENANT LAWS AND RIGHTS	11
USEFUL LINKS	12
UTILITY INFORMATION	13



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## WORKING WITH A REAL ESTATE PROFESSIONAL

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Most tenants look for homes online using Zillow, Trulia, Realtor.com and other websites and then contact individual real estate companies to schedule appointments to view properties. This process can be time consuming and frustrating, especially if you find a place you like and it's already rented, not available, or you are unable to reach the agent directly..

The solution? Work with one real estate professional that knows the market and can help make the search much easier.

Services include:

- Working with you to understand your personal financial situation, credit concerns if any, home criteria, time frames, etc. **If you have poor or no credit, judgments, collections, poor or no rental history or evictions, finding a property will be more challenging. It is imperative that you discuss this information with us upfront. If this information is not shared, you are highly likely to be turned down when applying for properties.** If you are unsure of your credit/background history, we will guide you to the resources needed to have a clear picture of your information, and let you know what your options are.
- Setting up property searches in your own personal online portal that automatically update you when new properties come on the market. You will also have access to our official MLS phone app where you can check properties 24 hours a day.
- Reviewing properties of interest and making appointments with you to show those homes at a time that is convenient to you.
- Providing you with all the information needed for documents and application fees so a complete application can be delivered to the owner/agent of the property for final review.



**We offer our services to you for free, under the condition of your commitment to work with us exclusively. It's important to note that we are only paid when we facilitate the property viewing, you lease the property and include our information as your showing agent. Thank you for your consideration of our time and efforts to assist you.**

When you are ready to discuss our services, give us a call at 702-688-3722 or email [karol@klucan.com](mailto:karol@klucan.com).



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## WHAT TO CONSIDER BEFORE CHOOSING A RENTAL

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- **How long do you want to stay?** The most common lease period is one year. You can lease for longer periods, generally up to two years under the same terms. Apartment rentals can be for shorter periods of time. Short-term leases for homes in many cases charge higher rental rates, and may include utilities.
- **Where do you want to live?** Do you need to be close to your place of employment? Do you have children that need to be in a specific school zone? What types of activities or interests do you have that you would want to be located near? Do you want to be near shopping, parks or a hospital? Consider driving around neighborhoods to determine which of them may fit your particular needs.
- **What features are you looking for in a home?** How many bedrooms and bathrooms do you need? Is a garage important? Do you need a yard? Is a patio cover or pool something that you would like? What about other features like a loft, fireplace, large kitchen, etc. Make a list of your 'must have' features and 'would like' features so you can narrow down your properties easily.
- **What are you willing and/or able to pay each month for rent?** Prepare a budget and remember the rule of thumb is that your rental rate should be no more than one-third of your gross monthly income.
- **Do you have pets?** Not all properties accept pets, and some have restrictions on the type, size and number of pets. You will be required to pay a pet deposit, or a non-refundable fee, and possibly pay a monthly pet rent on top of the rental rate.. Also make sure you consider your pet's needs such as a yard, or nearby dog parks, etc.
- **What about Service Dogs and Emotional Support Animals?** Service dogs are working animals, not pets. The work or task a **dog** has been trained to provide must be directly related to the person's disability. **Dogs** whose sole function is to provide comfort or emotional support do not qualify as a service animal under the ADA. An **emotional support animal** (ESA) is a companion **animal** that a medical professional has determined provides benefit for an individual with a disability. You can learn more about service animals on the [ADA Website](#) and the [Humane Society](#)
- **Do you smoke?** **MOST** properties specifically state that no smoking is permitted on the property. If you smoke on the property you could be in breach of your lease and may be liable for any damage to the property.
- **Who will be living in the property?** All adults 18 and older will be required to fill out an application and pay any application fees to cover background, credit and reference checks, even if they are not going to be on the actual lease. Some landlords require that roommates have a history of living together for at least one year or more.



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- **Do you have a home business?** If you are working from home and are doing anything that requires visitors to the home, storage of materials, etc., you will need to disclose this, as well as possibly obtain business licenses.
- **In addition to rent, what other fees could be charged?**
  - Expect to pay power, gas and water for a single family home. Water may be included in a townhome or condo. Older homes may only have electricity and no gas.
  - If you rent a property that has a yard and/or pool, you will most likely be responsible for landscaping and/or pool maintenance. Some landlords include the fees in the rental rate, others charge an additional fee, some may give you the option to hire someone or do the work yourself.
  - Other fees that you could be asked to pay include:
    - **Trash Disposal fee** – \$15-20/month
    - **Sewer Fee** - This is an annual payment, and will likely be charged to you on a monthly basis at \$20-25/month
    - **Association Fees** – The owner usually pays this fee, but not always
- **Will you need renters insurance?** Many require that you carry renters insurance as part of your lease. This policy can protect your belongings against a variety of situations and can cover liability for injury to persons on the property. The policy the landlord has on the property **DOES NOT COVER YOUR PERSONAL BELONGINGS**. You should consider renters insurance, even if it is not required as part of your lease. Contact an insurance agent for more information.
- **What if I find a property and want to hold it for a period of time?** It is possible to 'hold' a property for a couple of weeks or longer. You can do so by either putting up a holding deposit amount, or by signing a lease that starts on a specific date and putting up a security deposit at the time of lease signing. In most cases, any deposit you put on a property to hold it **WILL NOT BE REFUNDABLE** if you decide not to lease the property. The money is applied to your deposits as part of your lease. Make sure to ask the question before you put up your hard-earned cash!
- **What if the property needs repairs and/or cleaning?** Most properties are rented in 'as-is' condition. Owners are required to make repairs only for items that are considered health or safety issues. If you find other items that you want addressed, make sure to include any requests with your application.



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## YOUR INCOME AND CREDIT

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- Your 'gross' income (before taxes) should be at least **three times the monthly rental rate**. So if you want to rent a property for \$1,000 per month, you need to have a monthly gross income of \$3,000.
- What many landlords look for in a potential tenant:
  - Stable work history
  - Good rental history
  - Reasonable credit report and scores

If this is the first time you are renting, stable work history and credit scores will be very important.

- If you have rented in the past, a lower credit score may not necessarily be as important. However, items on your credit report that could affect your ability to rent include:
  - Foreclosure/Short Sale - may require a larger deposit if recent, or **could cause denial**
  - Recent Bankruptcy - **may require larger security deposit and generally must be discharged**
  - Vehicle Repossession - **could cause application denials or require a larger security deposit**
  - Prior Eviction(s) AND/OR breaking a lease, AND/OR judgments AND/OR receiving a 5 day notice to pay or quit – **may make renting something new EXTREMELY difficult. Discuss this upfront with us so we can best assist you**
  - Felonies – See the [HUD guidelines](#) regarding former convictions and whether or not you could be denied
  - Non-payment of previous utilities, including cell phones, cable and satellite – **could cause application denials**
  - Medical and Student Loan collections - these are not as critical as they were previously, unless they are excessive
  - Recurring late payments or non-payments on current credit cards and other debt, **could cause denials**



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Some of these items can be overlooked by a landlord and each case is different. Depending on your credit, some owners may request **ADDITIONAL SECURITY DEPOSITS**.

Apartment rentals are more flexible, and they do offer incentives for tenants that may reduce the upfront costs. Note that we cannot assist you with apartment rentals. You can find more information about local apartments at [ApartmentGuide.com](https://www.apartmentguide.com) and [Apartments.com](https://www.apartments.com). Read an apartment lease carefully, as they do increase rental rates more frequently, especially if you choose to go on a month-to-month rental term.

All consumers are entitled to receive a **FREE** copy of their credit report, from each credit bureau, once per year. To obtain your free reports, go to [annualcreditreport.com](https://annualcreditreport.com). There is **NO FEE** for your credit report and you will not be required to provide a credit card.

You can get **FREE** credit scores for TransUnion and Experian by setting up a **FREE** account with [creditkarma.com](https://creditkarma.com). You will not be required to provide a credit card.



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## UPFRONT RENTAL FEES

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- **Application Fee** – \$25 to \$200 – may be charged per person, or per application, in the case of husband/wife or domestic partners. This fee covers review of the application, credit check and any reference/background checks the landlord and/or property management company normally performs prior to accepting you as a tenant. This fee is **NON-REFUNDABLE**
- **Security deposit** – this is usually equivalent to one month’s rent and is generally refundable when you move out, unless there is damage to the property. Depending on the amount of damage, the landlord can keep part or all of this money, and if there is substantial damage, you could be liable for additional costs.
- **Key deposit** - \$25 to \$200 – varies depending on the type of property and keys, such as gate access cards/pool keys/remotes, garage remotes, etc. This is generally refundable upon vacating and returning the keys.
- **Pet deposit** - \$0 to \$500 PER PET – each property will be different and the fee may or may not be fully refundable. If there is damage to the property from the pet, this fee can be used to pay for this damage and if the damage is in excess of the deposit, the landlord may use the security deposit as well. ***The following dogs may require additional insurance and some landlords may not accept them at all: Pit Bull/Staffordshire Terrier, Doberman Pinscher, Rottweiler, German Shepherd, Akita, Chow Chow or other large breeds.*** You will usually be asked to provide a photo of your pet(s) with your application. CATS are not as desirable to owners and generally require higher deposits than dogs. Service dogs and emotional support animals are exempt from pet deposits.

***NRS 202.500 Legislation PROHIBITS dogs being labeled as 'Dangerous' unless there is proof of vicious or menacing behavior of that dog. However, landlord insurance may not permit certain breeds and therefore the landlord may not be able to accept your pet. Service animals are exempt unless the insurance the landlord must carry is a burden to the landlord.***

- **Cleaning Fee/Deposit** - \$0 to \$1,000 – this fee may or may not be refundable.
- **Holding Deposit** – A deposit that may be required to hold the property while your application is reviewed and for a short period of time if your application is accepted. Once you are approved and provide this deposit it becomes **NON-REFUNDABLE**. This deposit is applied to your total move-in cost.
- **Other Fees/Deposits** – Administrative fees can range from \$50-250, and are non-refundable. Additional deposits may be needed depending on the type of property, your credit history or other requirements.





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## THE APPLICATION PROCESS

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You will be asked for documentation when submitting a rental application. Being prepared in advance will help make the process go smoothly. **EVERYONE AGE 18 AND OVER WILL BE ASKED TO FILL OUT AN APPLICATION, PAY AN APPLICATION FEE, AND HAVE THEIR CREDIT/BACKGROUND CHECK COMPLETED.**

Full and part-time employees:

- Driver's license
- Social Security Card (with some landlords)
- 30-60 days pay stubs - if you are paid cash for tips or other income, tax returns may be requested
- 1-3 months of bank statements
- If you are relocating to the area, a letter from your current or new employer providing hire date, salary, etc.
- Cash, money order, or cashier's check for the application fee and any holding deposit
- Pictures of any pets

### MULTIPLE APPLICATIONS

Property managers can take applications on a 'first come, first serve' basis or accept multiple applications and choose the one that is the best candidate for the property. All application fees are non-refundable. Make sure you know how the process works with the individual owner/property manager before submitting your application.

Self employed:

- Last two year's tax returns
- Copy of active business license
- Copy of corporate charter
- Last 1-3 months of bank statements – if statements are in the name of the business, must be able to show proof that you are the business owner and authorized signer on the bank account
- Cash, money order, or cashier's check for the application fee and any holding deposit
- Pictures of any pets

Retirees or disabled individuals will be asked for benefit letters and/or bank statements with direct deposits.



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You will also fill out a rental application, and the entire package of information will be submitted to the property management company and/or owner. Each company is different, so allow up to one week for processing.



Once your application is approved, you will sign a lease agreement. Make sure to read and understand the entire agreement, and ask any questions **BEFORE YOU SIGN!** Many leases have stiff penalties if you break the lease early, and can end up on your credit report if you do not fulfill your obligations.

You and the landlord/property manager may do a final walk through on the property prior to actual move-in. As previously mentioned, most properties are rented in 'as-is' condition, so the walk through is usually a formality to show the existing condition of the property. If there is no walk through, you may receive a property condition report to fill out and return within a certain number of days. ***It is highly recommended that you note any damage and take photos of the entire property so you do not get charged for anything that may have existed at move-in.*** Here are some things to make sure to check at a walk through:

- Run the water at all faucets, showers, toilets and check for leaks
- Turn on A/C and heat to make sure it is working (In extreme heat/cold, you may only be able to test one of the systems until the weather is better)
- Check the condition of the water heater
- Open/close all windows and window coverings
- Turn on appliances
- Test outlets, switches, ceiling fans and lights
- Test garage door opener, remotes and keypad
- Carefully inspect all walls and ceilings for any signs of damage
- Check cabinets/drawers to ensure they are all operating properly
- Check flooring for damage, loose tiles, carpet stains
- Check the fireplace
- Test outdoor sprinkler and drip systems
- Check pool/spa equipment

If the property is in a community that has a homeowner's association, you will receive a copy of the rules and regulations of the community and will be expected to abide by these. If you violate any rules, the HOA can assess fines and the landlord can require that you pay these fines. You could also be in violation of your lease, so make sure you know the rules **BEFORE YOU SIGN THE LEASE!**



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## NEVADA LANDLORD AND TENANT LAWS AND RIGHTS

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Know your rights and obligations as a tenant

<http://www.leg.state.nv.us/nrs/nrs-118a.html>

The Clark County Recorder's Office is also a good resource to determine whether or not a 'Notice of Default' has been filed on a property, which could lead to foreclosure

<https://recorderecomm.clarkcountynv.gov/AcclaimWeb/>



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## USEFUL LINKS

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**Las Vegas Community Guide**

<http://www.lasvegascommunityguide.com>

**City of Las Vegas Relocation Information**

<http://www.lvrelocationguide.org/>

**City of North Las Vegas**

<http://www.cityofnorthlasvegas.com/>

**City of Henderson Relocation Information**

[Living/Relocating to Henderson | Henderson, NV](http://www.cityofhenderson.com/living/relocating-to-henderson)

**Las Vegas Metropolitan Police Department**

[LVMPD Website](http://www.lvmpd.com)

[Crime Mapping Link Las Vegas](http://www.crimemapping.com)

**North Las Vegas Police Department**

<https://www.crimemapping.com/map/agency/northlasvegas>

**Henderson Police Department**

[Police | Henderson, NV](http://www.hendersonnv.com/police)

**Clark County School District Main Website**

<http://www.ccsd.net>

**Clark County Schools Accountability Reports**

<http://www.nevadareportcard.com/di/>

**Clark County Schools Zoning**

<http://www.ccsd.net/schools/zoning/>

**Clark County Schools Enrollment Information**

<http://www.ccsd.net/parents/enrollment/>

**Clark County Schools Transportation**

<http://www.ccsd.net/departments/transportation>



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## UTILITY INFORMATION



6226 W Sahara Ave  
Las Vegas NV 89102  
(702) 402-5555  
7:30am-5:30pm  
[NV Energy](#)



6040 Badura Ave  
Suite 110  
Las Vegas NV 89118  
(877) 860-6020  
7:00am-6:00pm  
[Southwest Gas](#)



1001 S Valley View Blvd  
Las Vegas NV 89107  
(702) 870-4194  
Monday through Thursday 7:00am-6:00pm  
[Las Vegas Valley Water District](#)

### Republic Services

An Environmental Partner You Can Count On

770 E Sahara Ave  
Suite 400  
Las Vegas NV 89104  
(702) 735-5151  
8:00am-5:00pm  
[Republic Services](#)



2250 Las Vegas Blvd North  
North Las Vegas NV 89030  
(702) 633-1275  
8:00am-5:45pm  
[City of North Las Vegas Utilities](#)

### City of Henderson

Nevada

Henderson City Hall  
240 Water Street  
Henderson NV 89015  
(702) 267-5900  
Monday through Thursday 7:30am-5:30pm  
[City of Henderson Utilities](#)



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[Cox Las Vegas](#)



Phone/Video Services/Internet

(888) 723-8010

Monday through Friday 8:00am-7:00pm

Saturday 9:00am-2:00pm

[Centurylink](#)



[LV.net](#)

702-900-0000



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