



STRATA REAL ESTATE & LEASING, LLC

Leasing Guide

For Tenants Searching for a Home & Landlords Ready to Lease

PREPARED EXCLUSIVELY FOR
STRATA REAL ESTATE & LEASING, LLC CLIENTS
LAS VEGAS, NEVADA

Joanne Olimpo
BROKER

CONTENTS

Table of Contents

01	Welcome from Joanne	4
FOR TENANTS		
02	Why Rent with Strata	6
03	The Tenant Journey	8
04	The Application Process	10
05	What Landlords Look For	12
06	Your Lease Agreement Explained	14
07	Tenant Rights & Responsibilities in Nevada	16
08	Move-In & Move-Out — Protecting Your Deposit	18
FOR LANDLORDS		
09	The Landlord Journey	20
10	Preparing Your Property to Lease	22
11	Pricing Your Rental	24
12	Tenant Screening Standards	26
13	The Nevada Lease Agreement	28
14	Landlord Rights & Responsibilities	30
FOR EVERYONE		
15	Frequently Asked Questions	32
16	The Strata Leasing Promise	35

HOW TO USE THIS GUIDE

This guide is designed for two audiences — tenants searching for a Las Vegas home to rent, and landlords ready to lease their property. Read the section that applies to you, or read both for a complete picture of how the leasing process works from either side of the transaction.

01

CHAPTER ONE

Welcome from Joanne

A personal note from Joanne Olimpo, Broker of Strata Real Estate & Leasing, LLC, on what leasing means to our brokerage and how we serve both sides of every rental transaction.

A PERSONAL NOTE

Welcome.

Leasing is at the heart of what Strata Real Estate & Leasing, LLC does. It is right there in our name. Whether you are a tenant searching for your next home in Las Vegas, or a landlord ready to lease your property to the right tenant — you deserve the same level of professionalism, guidance, and communication that we bring to every real estate transaction we handle.

This guide was created for both of you.

For tenants, it walks you through every step of finding and securing a rental in Las Vegas — from understanding the application process to knowing your rights and responsibilities as a Nevada tenant. For landlords, it explains how to prepare your property, price it correctly, screen tenants effectively, and navigate the Nevada lease agreement with confidence.

OUR LEASING PHILOSOPHY

A great lease is one where the right tenant is matched to the right property at the right price. When that happens — landlords protect their investment, tenants find a home they are proud of, and the relationship starts on a foundation of mutual respect and clear expectations. That is what Strata works toward in every transaction.

Strata Real Estate & Leasing, LLC handles the full leasing spectrum — from marketing your rental property and screening applicants to helping tenants find available homes that match their needs. We are equally committed to both sides of the transaction and equally accountable to both.

Thank you for trusting Strata with your leasing needs. Whether you are unlocking a door to a new home or handing over the keys to a qualified tenant — we are honored to be part of that moment.

Joanne Olimpo

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FOR TENANTS

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CHAPTERS 02 — 08

Finding & Securing Your Las Vegas Rental Home

Everything you need to know as a tenant — from starting your search to signing your lease, understanding your rights, and protecting your security deposit from day one.

STRATA REAL ESTATE & LEASING, LLC

02

CHAPTER TWO

Why Rent with Strata

*What sets Strata apart as a leasing resource for Las Vegas tenants
— our listings, our process, and our commitment to helping you
find the right home, not just any available property.*

YOUR LEASING PARTNER

What Strata Offers Tenants

Searching for a rental property in Las Vegas can feel overwhelming — dozens of listings, varying quality, inconsistent communication, and landlords who are difficult to reach. Working with Strata Real Estate & Leasing, LLC gives you access to professionally managed properties, a clear and fair application process, and responsive communication from start to move-in.

PROFESSIONALLY MANAGED PROPERTIES

Every property Strata leases on behalf of landlords is professionally presented and managed. That means accurate listings, honest property descriptions, responsive maintenance after move-in, and a landlord relationship managed through our professional team — not an individual you can never reach.

A FAIR, TRANSPARENT PROCESS

Our application process is clear, consistent, and compliant with all applicable fair housing laws. You will always know what is required, what the screening criteria are, and what to expect at every stage. No surprises, no moving goalposts.

RENTAL LISTINGS ACROSS LAS VEGAS

Strata manages rental properties across the Las Vegas valley — single family homes and condos in Summerlin, Henderson, North Las Vegas, and surrounding communities. Our available listings are posted on our website, the MLS, and major rental platforms including Zillow, Realtor.com, and Apartments.com.

OUT-OF-STATE TENANT SUPPORT

Relocating from California or another state? We facilitate remote applications and virtual tours so you can secure your Las Vegas rental before you arrive. We understand the complexity of long-distance moves and work to make the process as smooth as possible.

WHAT TO EXPECT AFTER MOVE-IN

MAINTENANCE REQUESTS

Submit maintenance requests online through our tenant portal — 24/7 access to report issues and track resolution. We coordinate with qualified vendors to address requests promptly.

ONLINE RENT PAYMENT

Pay rent securely online through your tenant portal. Set up automatic payments to ensure you are never late. Receive digital receipts for every payment.

LEASE RENEWALS

We will contact you in advance of your lease expiration to discuss renewal options. We aim to provide plenty of notice so you can plan your next steps without pressure.

RESPONSIVE COMMUNICATION

Your questions and concerns are addressed promptly. You will have direct access to a Strata leasing contact — not an automated system that never responds.

ALREADY HAVE A PROPERTY IN MIND?

Visit stratareal.com to search available Strata rentals or call our office at (702) 722-8833. We can schedule a showing, answer questions about the property, and walk you through the application process.

03

CHAPTER THREE

The Tenant Journey

A step-by-step roadmap of the rental process — from starting your search to signing your lease and receiving your keys.

FROM SEARCH TO MOVE-IN

Your Rental Roadmap

Renting a home involves more steps than most tenants expect — especially in a competitive market. Understanding the full process before you start gives you a significant advantage over other applicants.

01**DEFINE YOUR NEEDS**

Budget, location, bedroom count, pet policy, move-in date. Clarity here saves time throughout the search.

02**SEARCH LISTINGS**

Browse available Strata properties on our website, Zillow, Realtor.com, and Apartments.com.

03**SCHEDULE A SHOWING**

Tour properties in person or virtually. Ask questions about the property, the neighborhood, and lease terms.

04**SUBMIT APPLICATION**

Complete the online application with all required documents. All adult occupants must apply separately.

05**SCREENING PROCESS**

Credit, background, income, employment, and rental history are reviewed. Typically completed within 1-3 business days.

06**APPROVAL & OFFER**

Upon approval, you receive a lease offer with terms — rent amount, lease start date, and deposit requirements.

07**PAY DEPOSITS**

Security deposit and first month's rent are due before or at lease signing. Certified funds are typically required.

08**SIGN THE LEASE**

Review and sign your Nevada lease agreement. All terms, addenda, and disclosures are reviewed with you.

09**MOVE-IN INSPECTION**

We complete a move-in inspection together, documenting the property's condition with photos for your protection.

10**RECEIVE YOUR KEYS**

Keys, remotes, and access codes are provided. Your new Las Vegas home is officially yours.

11**SET UP PORTAL ACCESS**

Activate your online tenant portal for rent payments, maintenance requests, and lease documents.

12**ENJOY YOUR HOME**

We are here throughout your tenancy for maintenance, questions, and lease renewal conversations.

HOW FAST IS THE LAS VEGAS RENTAL MARKET?

Well-priced rental properties in desirable Las Vegas neighborhoods typically receive applications within days — sometimes within hours — of listing. If you find a property you love, move quickly. Have your application documents ready before you start touring.

04

CHAPTER FOUR

The Application Process

What is required, what to prepare, how to submit a strong application, and what happens between submission and approval.

APPLYING WITH CONFIDENCE

How to Apply

A complete, well-prepared application is the single most effective thing you can do to secure a rental property quickly. Incomplete applications delay the process — and in a competitive market, delays cost you the property.

WHO MUST APPLY

All adult occupants age 18 and older must submit a separate application and pay the application fee. Applications are non-refundable and are used to cover the cost of background and credit screening.

DOCUMENTS TO HAVE READY

- Government-issued photo ID (driver's license, passport)
- Last 2 pay stubs or proof of income
- Last 2 months of bank statements
- Employment verification (offer letter, employer contact)
- Social Security number for credit and background check
- Current and previous landlord contact information
- Pet information if applicable — breed, weight, vaccination records
- Vehicle information — make, model, license plate

SELF-EMPLOYED OR NON-TRADITIONAL INCOME

If you are self-employed, retired, or have non-traditional income, we will need documentation that demonstrates sufficient income — typically 2 years of tax returns, bank statements, or benefit award letters. Contact us before applying to discuss how we can accommodate your situation.

APPLICATION FEES

Each adult applicant pays an application fee to cover the cost of credit and background screening. Application fees are non-refundable regardless of the outcome of the screening process. Contact our office for current application fee amounts.

WHAT HAPPENS AFTER YOU APPLY

Once your application is submitted and the fee is paid, our team begins the screening process. Typical turnaround is 1-3 business days. You will be notified of the outcome — approved, conditionally approved, or declined — and will receive an explanation of any adverse action in compliance with fair credit reporting law.

DEPOSITS REQUIRED AT MOVE-IN

- Security deposit — typically equal to one month's rent
- First month's rent
- Pet deposit or pet fee if applicable
- Last month's rent in some cases

TIPS FOR A STRONG APPLICATION

Submit all documents at the same time — incomplete applications sit at the bottom of the pile. Apply quickly — landlords often approve the first qualified applicant. Provide a brief personal introduction letter if you have a complex income situation or unusual circumstances. Be honest — discrepancies between your application and the screening results raise red flags.

05

CHAPTER FIVE

What Landlords Look For

Understanding the screening criteria from the landlord's perspective — credit, income, rental history, and how to present yourself as the most qualified applicant.

THE SCREENING CRITERIA

How Applications Are Evaluated

Understanding what landlords are looking for gives you the ability to present your strongest possible application. Screening is objective, consistent, and applied equally to all applicants in compliance with fair housing law.

CREDIT HISTORY

Credit history is one of the most important factors in a rental application. Landlords are looking for a demonstrated history of meeting financial obligations on time. A score of 620+ is generally a strong starting point, though requirements vary by property.

Collections, judgments, and prior evictions on your credit report will be reviewed carefully. A single medical collection is typically viewed differently than a pattern of late payments or a prior eviction. Context matters — if you have a difficult period in your history, a brief explanation letter can help.

INCOME REQUIREMENTS

Most landlords require gross monthly income of 2.5-3x the monthly rent. On a \$2,000/month rental, that means a minimum gross income of \$5,000-\$6,000/month across all applicants on the lease. Combined incomes of all adult applicants may be considered.

EMPLOYMENT STABILITY

Consistent, verifiable employment is a significant positive in any application. Length of employment, employer type, and income consistency are all evaluated. Recent job changes are not automatically disqualifying — but a verifiable offer letter or 60 days of pay stubs at the new employer is typically required.

RENTAL HISTORY

Your rental history is often the most telling indicator of how you will perform as a tenant. Landlords verify previous rentals, speak with prior landlords, and confirm that you left prior properties in good condition with no outstanding balances or legal disputes.

APPLICATION SCORING OVERVIEW

FACTOR	WHAT WE LOOK FOR
Credit Score	620+ preferred; reviewed holistically
Income	2.5-3x monthly rent (gross)
Employment	Stable, verifiable, consistent
Rental History	No evictions, good references
Background	No felony convictions (reviewed per property)
Eviction History	Prior evictions are disqualifying in most cases

PETS

Pet policies vary by property. Where pets are permitted, a pet deposit or monthly pet fee applies. Breed restrictions may be in effect based on homeowner's insurance or HOA requirements. Service animals and emotional support animals are handled separately in compliance with fair housing law — contact us for guidance.

FAIR HOUSING

All applicants are screened equally and in full compliance with the Federal Fair Housing Act, Nevada state fair housing laws, and all applicable local ordinances. Discrimination on the basis of race, color, national origin, religion, sex, familial status, disability, or any other protected class is prohibited.

06

CHAPTER SIX

Your Lease Agreement Explained

The key provisions of a Nevada residential lease agreement — what each section means, what you are agreeing to, and what to review carefully before you sign.

KNOW WHAT YOU ARE SIGNING

Key Lease Provisions

A lease agreement is a legally binding contract between you and your landlord. Reading it carefully — and asking questions before you sign — is one of the most important steps in the rental process. Here are the key provisions to understand.

PARTIES & PROPERTY

Identifies all tenants, the landlord or property management company, and the exact property address being leased. Only individuals listed on the lease are authorized occupants.

LEASE TERM

Specifies the start and end date of the lease. Most Strata leases are 12-month fixed terms. Month-to-month arrangements may be available after the initial term with proper notice.

RENT AMOUNT & DUE DATE

States the exact monthly rent, the date it is due (typically the 1st of each month), and the grace period if any. Late fees are applied after the grace period — typically 3-5 days — and are specified in the lease.

SECURITY DEPOSIT

States the deposit amount, the conditions under which it may be withheld at move-out, and the timeline for return. In Nevada, landlords must return the security deposit or provide an itemized statement of deductions within 30 days of move-out.

MAINTENANCE & REPAIRS

Defines your responsibilities as a tenant — keeping the property clean and sanitary, reporting maintenance issues promptly, not making alterations without written permission — and the landlord's obligations to maintain the property in habitable condition.

UTILITIES

Specifies which utilities are included in the rent and which are the tenant's responsibility. In most Las Vegas single family rentals, tenants pay all utilities directly — electric, gas, water, trash, and internet.

PET ADDENDUM

If pets are permitted, a separate pet addendum specifies the type and number of pets, the pet deposit or fee, and any conditions related to pet ownership on the premises.

HOA RULES & REGULATIONS

If the property is in an HOA community, the tenant is typically required to comply with all HOA rules and regulations — parking, noise, use of amenities, and guest policies. HOA rules are provided with your lease documents.

EARLY TERMINATION

Specifies the consequences of breaking the lease before the end of the term — typically loss of deposit and continued liability for rent until a replacement tenant is found or the lease expires, whichever is sooner.

RENEWAL TERMS

States how and when the lease will be renewed or converted to month-to-month, and the required notice period for both parties. Typically 30-60 days' notice is required from either party.

ALWAYS READ BEFORE YOU SIGN

We walk through the lease with every tenant before signing. If anything is unclear, ask. We would rather take extra time to answer your questions now than deal with misunderstandings during the tenancy.

07

CHAPTER SEVEN

Tenant Rights & Responsibilities in Nevada

What Nevada law guarantees you as a tenant — and what you are responsible for in return. Know your rights before you move in.

NEVADA TENANT LAW OVERVIEW

Know Your Rights

Nevada's landlord-tenant law (Nevada Revised Statutes Chapter 118A) establishes clear rights and responsibilities for both tenants and landlords. Understanding these protections ensures you can advocate for yourself throughout your tenancy.

YOUR RIGHTS AS A TENANT

- The right to a habitable dwelling — safe, sanitary, and in good repair
- The right to quiet enjoyment of the property without interference
- The right to 24 hours' advance notice before landlord entry (except emergencies)
- The right to have maintenance requests addressed within a reasonable time
- The right to a security deposit accounting within 30 days of move-out
- The right to protection from retaliation for exercising your legal rights
- The right to fair housing protections under state and federal law

WHAT HABITABILITY MEANS IN NEVADA

Nevada landlords must maintain rental properties in a habitable condition — including effective waterproofing and weather protection, working plumbing and electrical systems, adequate heating, and freedom from rodent and pest infestations. In Las Vegas, working air conditioning is considered essential given summer temperatures.

LANDLORD ENTRY

Landlords must provide at least 24 hours' advance notice before entering a rental unit except in genuine emergencies. Entry must occur at reasonable times and for legitimate purposes — repairs, inspections, or showing the unit to prospective tenants.

YOUR RESPONSIBILITIES AS A TENANT

- Pay rent on time, in full, every month
- Keep the property clean and free of garbage
- Report maintenance issues promptly
- Not damage the property beyond normal wear and tear
- Not disturb neighbors with excessive noise
- Not make alterations or improvements without written permission
- Not sublease or assign the lease without written approval
- Comply with all HOA rules if applicable
- Provide proper notice before vacating at the end of the lease

NOTICE REQUIREMENTS IN NEVADA

For a month-to-month tenancy, either party must provide 30 days' written notice to terminate. For a fixed-term lease, the lease terminates on the end date unless renewed — but most leases require written notice of intent not to renew 30-60 days in advance.

NO RENT CONTROL IN NEVADA

Nevada has no statewide rent control. Landlords may raise rent at lease renewal with proper notice. For month-to-month tenancies, 45 days' written notice is required for a rent increase in Nevada.

08

CHAPTER EIGHT

Move-In & Move-Out — Protecting Your Deposit

The move-in inspection, how to protect your security deposit throughout your tenancy, and what to do at move-out to ensure its full return.

PROTECTING WHAT YOU PAID

Your Security Deposit

Your security deposit is your money — held in trust by the landlord as protection against unpaid rent or damage beyond normal wear and tear. The key to getting it back in full is simple: document everything at move-in and leave the property in the same condition you found it.

MOVE-IN INSPECTION — DO THIS FIRST

Before you unpack a single box, complete a thorough move-in inspection with us. Every existing condition — scuffs on walls, scratches on floors, pre-existing appliance issues — is documented in writing and with photographs. This protects you from being charged for damage you did not cause at move-out.

- Walk every room and note all pre-existing damage
- Photograph every wall, floor, window, and appliance
- Test all appliances, plumbing fixtures, and outlets
- Check all doors, locks, and window latches
- Note condition of carpets, paint, and blinds
- Sign and keep a copy of the completed move-in checklist

PROTECTING YOUR DEPOSIT DURING TENANCY

- Report maintenance issues in writing through the portal
- Never attempt DIY repairs — always request through Strata
- Keep pets off furniture and address pet-related damage immediately
- Avoid hanging excessive items on walls
- Clean regularly — especially kitchens and bathrooms
- Address any damage promptly rather than hiding it

MOVE-OUT CHECKLIST

- Give proper written notice — typically 30 days
- Deep clean the entire property — inside appliances, bathrooms, kitchen
- Patch all nail holes and touch up paint if needed
- Clean or replace HVAC filters
- Clean window tracks and blinds
- Remove all personal property — nothing left behind
- Have carpets professionally cleaned (if required per lease)
- Return all keys, remotes, and garage openers
- Photograph the property before final walkthrough
- Provide a forwarding address for deposit return

NORMAL WEAR AND TEAR VS. DAMAGE

NORMAL WEAR AND TEAR (NOT CHARGED)

Small nail holes from hanging pictures, minor scuffs from furniture, gradual carpet wear in traffic areas, faded paint from sunlight.

DAMAGE (MAY BE CHARGED)

Large holes in walls, stains on carpet, broken fixtures, pet damage, missing blinds, excessive filth requiring professional remediation.

NEVADA DEPOSIT RETURN LAW

Landlords must return the security deposit or provide an itemized written statement of deductions within 30 days of move-out. Failure to do so may entitle you to the full deposit amount plus damages under Nevada law.

FOR LANDLORDS

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CHAPTERS 09 — 14

Leasing Your Property the Right Way

Everything a Las Vegas landlord needs to know — from preparing and pricing your property to screening tenants, executing a strong lease, and understanding your rights and obligations under Nevada law.

09

CHAPTER NINE

The Landlord Journey

A step-by-step roadmap of the leasing process from a landlord's perspective — from the decision to lease through tenant placement and beyond.

FROM LISTING TO LEASE SIGNED

Your Leasing Roadmap

Leasing a property successfully requires more than just putting up a listing and waiting. The landlords who consistently attract and retain great tenants approach the process strategically — preparing the property, pricing it correctly, screening thoroughly, and executing a strong lease from day one.

01**ENGAGE STRATA**

We meet to discuss your property, rental goals, and leasing timeline.

02**PROPERTY PREPARATION**

We advise on repairs, updates, and presentation to maximize rental value and attract quality tenants.

03**RENTAL ANALYSIS**

We analyze comparable rentals and market conditions to set the optimal asking rent.

04**PHOTOGRAPHY & LISTING**

Professional photos and a compelling listing are created and distributed across all major rental platforms.

05**SHOWINGS**

We schedule and conduct showings with prospective tenants, qualifying interest and collecting applications.

06**APPLICATION REVIEW**

We screen all applicants against our established criteria and present qualified candidates for your approval.

07**TENANT SELECTION**

You select the approved applicant. We communicate the decision and initiate lease preparation.

08**LEASE PREPARATION**

We prepare a comprehensive, Nevada-compliant lease agreement with all required addenda and disclosures.

09**DEPOSIT COLLECTION**

Security deposit and first month's rent are collected and held per Nevada law requirements.

10**LEASE SIGNING**

Lease is executed by all parties — digitally or in person. Copies provided to all.

11**MOVE-IN INSPECTION**

Property condition is documented in writing and photographs before the tenant takes possession.

12**KEYS DELIVERED**

Tenant receives keys and portal access. Ongoing management begins — or your responsibilities as a self-managing landlord.

HOW QUICKLY CAN WE LEASE YOUR PROPERTY?

A well-prepared, correctly priced rental property in a desirable Las Vegas location typically leases within 2-4 weeks. Properties that are priced above market or presented poorly can sit for months. Preparation and pricing are the two factors we control — and both matter enormously.

10

CHAPTER TEN

Preparing Your Property to Lease

The high-value improvements and preparation steps that attract better tenants, reduce vacancy time, and justify higher rents — from curb appeal to move-in condition.

FIRST IMPRESSIONS DRIVE APPLICATIONS

Get the Property Ready

The condition of your rental property directly affects the quality of tenants it attracts, the rent you can charge, and the speed at which it leases. Tenants compare multiple properties — and a clean, well-maintained home stands out immediately.

□ EXTERIOR & CURB APPEAL

- Mow, edge, and refresh landscaping
- Power wash driveway, walkways, and exterior
- Clean or paint front door
- Ensure exterior lighting functions properly
- Remove any personal items, debris, or clutter
- Inspect and repair visible exterior damage

□ INTERIOR CONDITION

- Deep clean every room, including baseboards and vents
- Fresh neutral paint throughout — or touch up where needed
- Steam clean or replace carpets
- Clean windows inside and out
- Repair all visible defects — patched walls, sticky doors
- Replace burned-out bulbs with bright, consistent lighting
- Professionally clean kitchens and bathrooms
- Replace worn or dated cabinet hardware if needed

□ SYSTEMS & APPLIANCES

- Service HVAC — critical in Las Vegas heat
- Replace HVAC filter and clean vents
- Test all appliances — refrigerator, oven, dishwasher
- Inspect plumbing for leaks, drips, and slow drains
- Test all electrical outlets, GFCIs, and smoke detectors
- Service pool equipment if applicable

HIGH-VALUE UPDATES FOR RENTAL PROPERTIES

Not every update requires a full renovation. These targeted improvements consistently improve tenant quality and rental rate:

KITCHEN UPDATES

Updated faucets, cabinet hardware, and appliances attract significantly better tenants and justify \$100-\$200/month in additional rent.

BATHROOM REFRESHES

New fixtures, re-caulked tubs, and updated mirrors make a dramatic difference in presentation at minimal cost.

FLOORING

Luxury vinyl plank (LVP) flooring is durable, attractive, and affordable — and dramatically improves the appearance of any rental property.

NEUTRAL PAINT

Fresh, neutral paint throughout is the single highest-ROI improvement you can make before listing. It signals a well-maintained home to every applicant.

WHAT TO LEAVE VS. REMOVE

Leave all built-in appliances, window coverings, and any fixtures you intend to include in the lease. Remove all personal property — furniture, decorative items, and garage contents — before photography and showings. A clean, empty property photographs better and presents better than one cluttered with the owner's belongings.

WE WILL ADVISE YOU

Before listing your property, we walk through it with you and provide specific recommendations on what to address and what to leave as-is. Our advice is always calibrated to what will actually move the needle on rent rate or leasing speed — not every improvement is worth making.

11

CHAPTER ELEVEN

Pricing Your Rental

How to set the right asking rent — market analysis, pricing psychology, and why accurate pricing is the most important decision you make as a landlord.

THE MOST IMPORTANT DECISION YOU MAKE

Setting the Right Rent

Rental pricing is the single most important decision you make as a landlord. Price too high and your property sits vacant — costing you far more than a modest rent reduction would have. Price correctly and you attract multiple qualified applicants, reduce vacancy, and secure a better tenant in less time.

HOW WE DETERMINE MARKET RENT

We conduct a thorough rental market analysis for every property before listing. This includes reviewing currently active rental listings, recently leased comparable properties, and current market absorption rates in your specific neighborhood and ZIP code.

Factors that influence rental rate include bedroom and bathroom count, square footage, garage size, pool, HOA community and amenities, condition and updates, and location relative to schools, retail, and employment.

THE COST OF OVERPRICING

This is the calculation most landlords fail to make. If your property is vacant for one month because you priced \$150/month too high, it takes over eight months of that extra rent to break even on the lost vacancy income — and that assumes you find a tenant at the inflated price, which is unlikely.

PRICING FOR MULTIPLE APPLICATIONS

The goal of pricing is not to achieve the theoretical maximum rent — it is to generate multiple qualified applicants quickly, giving you the ability to select the best tenant rather than the only tenant. A property priced correctly at \$2,100/month with four strong applicants will outperform one priced at \$2,300/month with one marginal applicant every time.

VACANCY COST CALCULATOR

HOW VACANCY COSTS ADD UP

Monthly Rent: \$2,000
One month vacant: (\$2,000) loss
Priced \$100/month too high
Months to break even: 20 months

One week of extra vacancy at correct price costs less than months of waiting at the wrong price.

WHEN TO ADJUST YOUR PRICE

If your property has been on the market for more than 10–14 days without a qualified application, the price is likely above market. We monitor showing activity and application volume closely and advise promptly on any needed adjustment — before vacancy becomes a real problem.

ANNUAL RENT INCREASES

Nevada law requires 45 days' written notice for rent increases on month-to-month tenants. For fixed-term leases, rent adjustments take effect at renewal. We advise on appropriate renewal rates based on current market conditions — balancing tenant retention with maximizing your rental income.

OUR PRICING COMMITMENT

We will never inflate a rental price estimate to win your business. Our rental analysis is honest, data-driven, and designed to minimize your vacancy and maximize your net annual income — not just your asking price.

12

CHAPTER TWELVE

Tenant Screening Standards

How Strata screens every rental applicant — the criteria, the process, and why thorough screening is the single most valuable service we provide to landlords.

THE RIGHT TENANT MAKES EVERYTHING EASIER

How We Screen Applicants

Tenant screening is the most valuable service we provide to landlords. A well-screened tenant pays on time, cares for the property, communicates when issues arise, and renews their lease — reducing your vacancy, maintenance costs, and stress. A poorly screened tenant can cost a landlord months of lost rent, thousands in repairs, and an expensive eviction process. We do not cut corners.

OUR SCREENING PROCESS

- Full credit report review — score, payment history, collections, judgments
- Criminal background check — statewide and national
- Eviction history search — nationwide database
- Income verification — pay stubs, tax returns, bank statements
- Employment verification — direct contact with employer
- Rental history verification — direct contact with prior landlords
- Identity verification — government-issued ID
- Sex offender registry check

MINIMUM QUALIFICATION STANDARDS

CRITERIA	STANDARD
Credit Score	620+ (reviewed holistically)
Income	2.5-3x monthly rent (gross)
Employment	Stable, verifiable
Rental History	No prior evictions
Criminal History	Per property requirements

FAIR HOUSING COMPLIANCE

All screening criteria are applied consistently and equally to every applicant, in full compliance with the Federal Fair Housing Act, Nevada fair housing statutes, and all applicable local ordinances. Strata maintains written screening criteria and documentation for every application to ensure compliance and protect landlords from fair housing complaints.

OUR RECOMMENDATION TO YOU

We present you with screened candidates and our honest assessment of each. The final selection is always yours — but our screening ensures that every candidate we present meets the minimum threshold of qualification. We never present an applicant we would not recommend.

WHAT WE CANNOT DO

We cannot screen for or against any protected class under fair housing law. We cannot reject applicants based on source of income in jurisdictions where source of income is a protected class. We cannot apply different standards to different applicants based on any protected characteristic. Our criteria are objective, documented, and applied identically to all.

THE BEST DEFENSE AGAINST EVICTION

Thorough upfront screening virtually eliminates the need for eviction. In our experience, the vast majority of problematic tenancies could have been prevented by more rigorous screening at the application stage. We invest in screening so you do not have to invest in evictions.

13

CHAPTER THIRTEEN

The Nevada Lease Agreement

What a strong Nevada residential lease agreement must include — the provisions that protect landlords, the addenda that address common situations, and what to never leave out.

A STRONG LEASE PROTECTS EVERYONE

Key Lease Provisions for Landlords

A well-drafted lease agreement is your most important protection as a landlord. It establishes expectations, defines responsibilities, and gives you the legal framework to enforce your rights under Nevada law. Never use a generic online lease template — Nevada has specific statutory requirements that must be met.

ESSENTIAL LEASE PROVISIONS

- Names of all adult tenants and authorized occupants
- Property address and description
- Lease term — start date, end date
- Monthly rent amount and due date
- Late fee amount and grace period
- Security deposit amount and conditions
- Utility responsibilities — which party pays which
- Maintenance responsibilities of each party
- Pet policy — permitted breeds, fees, restrictions
- Smoking policy
- Alteration and modification restrictions
- Notice requirements for entry, non-renewal, and rent changes
- Early termination provisions
- Renewal terms

REQUIRED NEVADA DISCLOSURES

- Lead-based paint disclosure (properties built before 1978)
- Move-in inspection checklist — signed by both parties
- Name and address of property manager or landlord
- Mold disclosure if applicable
- HOA rules and regulations if applicable

RECOMMENDED ADDENDA

PET ADDENDUM

Specifies permitted pets, deposit amounts, breed restrictions, and tenant liability for pet-related damage.

POOL / SPA ADDENDUM

Defines maintenance responsibilities for pool and spa equipment, chemicals, and safety compliance.

HOA COMPLIANCE ADDENDUM

Acknowledges tenant's obligation to comply with HOA rules and assigns responsibility for HOA violation fines to the tenant.

EARLY TERMINATION ADDENDUM

Specifies the fee or conditions under which a tenant may terminate the lease early — giving both parties a clear, agreed path if circumstances change.

NEVER USE A GENERIC LEASE

Strata prepares Nevada-specific, attorney-reviewed lease agreements for every tenancy we manage. A properly drafted lease is your best protection and costs far less than a single legal dispute.

14

CHAPTER FOURTEEN

Landlord Rights & Responsibilities

What Nevada law gives you as a landlord — and what it requires of you. Including the eviction process, security deposit rules, and property access rights.

NEVADA LANDLORD LAW OVERVIEW

Your Rights & Obligations

Nevada is consistently recognized as one of the most landlord-friendly states in the country. The eviction process is relatively efficient, there is no statewide rent control, and security deposit laws are clear and reasonable. Understanding your rights — and your obligations — ensures you can manage your property confidently and legally.

YOUR RIGHTS AS A NEVADA LANDLORD

- The right to collect rent on the date specified in the lease
- The right to enter the property with 24 hours' advance notice
- The right to enforce the terms of the lease agreement
- The right to evict non-paying or non-compliant tenants through the court process
- The right to retain security deposit funds for unpaid rent or damage beyond normal wear and tear
- The right to increase rent with proper notice on month-to-month tenancies
- The right to decline to renew a lease at the end of its term

THE NEVADA EVICTION PROCESS

Nevada's eviction process is one of the fastest in the Western United States — a significant advantage over California and other neighboring states. The general process for non-payment of rent:

- Day 1: 5-Day Notice to Pay Rent or Quit is served
- Day 5: If not paid, file Unlawful Detainer with the court
- Day 7-10: Summary eviction hearing scheduled
- Day 10-14: Writ of removal issued if landlord prevails
- Day 12-16: Tenant removed from property

For lease violations other than non-payment, a 5-Day Notice to Cure or Quit or a 3-Day Notice (for serious violations) is typically used. Always consult with a Nevada attorney before initiating the eviction process.

YOUR RESPONSIBILITIES AS A NEVADA LANDLORD

- Maintain the property in a habitable condition
-
- Provide working plumbing, electrical, heating, and cooling
- Address maintenance requests within a reasonable time
- Provide 24 hours' advance notice before entering the property
- Return the security deposit or itemized statement within 30 days of move-out
- Provide 45 days' notice for rent increases on month-to-month tenants
- Comply with all applicable fair housing laws
- Maintain required landlord insurance coverage

SECURITY DEPOSIT RULES

In Nevada, security deposits are limited to three months' rent for unfurnished properties. Deposits must be

returned — or an itemized statement of deductions provided — within 30 days of move-out. Allowable deductions include unpaid rent, cleaning beyond normal standards, and damage beyond normal wear and tear.

DOCUMENT EVERYTHING

The landlord who wins a dispute is the one with the best documentation — move-in photos, written notices served with delivery confirmation, maintenance requests in writing, and itemized move-out statements with supporting photographs. Strata maintains this documentation systematically for every property we manage.

15

CHAPTER FIFTEEN

Frequently Asked Questions

Straight answers to the leasing questions both tenants and landlords ask most often — organized clearly for both audiences.

QUESTIONS ANSWERED

Leasing FAQs

FOR TENANTS

How do I find available Strata rental properties?

Visit stratareal.com or call our office at (702) 722-8833. Our available rentals are also listed on Zillow, Realtor.com, and Apartments.com.

How long does the application process take?

Typically 1-3 business days once a complete application and all required documents are submitted. Incomplete applications take longer — submit everything at once.

Can I apply before viewing the property?

Yes. In a competitive market, some tenants choose to apply after a virtual tour. However, we recommend viewing in person — or via live video — before committing to an application fee.

What if my credit is below the minimum?

Applications are reviewed holistically. A lower credit score may be offset by strong income, a larger security deposit, or a positive rental history. Contact us before applying to discuss your specific situation.

Can I have roommates?

Yes, subject to landlord approval and occupancy standards. All adult occupants must be listed on the lease and pass the screening process.

What happens if I need to break my lease?

Contact us immediately. Early termination typically involves a fee and continued liability for rent until a replacement tenant is found. The sooner you communicate, the better the outcome for everyone.

How do I request maintenance?

Submit requests through your online tenant portal 24/7. For emergencies involving safety risks — gas leaks, flooding, electrical hazards — call our office directly.

How do I get my security deposit back?

Leave the property in the same condition you received it — clean, undamaged, and with all personal property removed. Provide your forwarding address. We return deposits or provide itemized statements within 30 days per Nevada law.

FOR LANDLORDS

How quickly can Strata lease my property?

A well-prepared, correctly priced property typically leases within 2-4 weeks. Preparation and pricing are the two biggest factors in leasing speed — and both are within your control.

What does Strata charge for tenant placement?

Our tenant placement fee is typically equal to one month's rent or a percentage thereof. Contact our office for current fee schedules and available leasing service packages.

Do I have to use Strata for property management after placement?

No. We offer tenant placement as a standalone service. You may choose to self-manage after lease signing, or engage Strata for ongoing property management — the choice is yours.

What if the tenant doesn't pay rent?

If Strata manages your property, we serve appropriate notices and initiate the legal process on your behalf. If you self-manage, we can advise on next steps. Nevada's eviction process is relatively efficient compared to most Western states.

Can I set my own screening criteria?

Yes, within the bounds of fair housing law. You may require higher income thresholds, restrict pet types, or impose other objective criteria. We will advise you if any requested criteria raise fair housing concerns.

How is the security deposit handled?

Security deposits are held in compliance with Nevada law. At move-out, we document the property's condition, prepare the itemized statement if deductions apply, and return the remainder to the tenant within the 30-day statutory window.

Can I raise the rent during a lease term?

No. Rent cannot be increased during a fixed-term lease without the tenant's written consent. For month-to-month tenancies, 45 days' written notice is required.

What if the tenant wants to renew but I want to sell?

You may choose not to renew the lease at the end of the term with proper notice. If selling with a tenant in place, the tenant's lease must be honored through its term — and Strata can help you navigate both sides of that transaction.

16

CHAPTER SIXTEEN

The Strata Leasing Promise

A genuine commitment from Strata Real Estate & Leasing, LLC to every tenant and landlord we serve — the standard we hold ourselves to on both sides of every transaction.

A COMMITMENT TO BOTH SIDES

What Everyone Can Expect

At Strata Real Estate & Leasing, LLC, leasing is not a secondary service — it is central to who we are. We serve both tenants and landlords with equal professionalism, equal accountability, and equal commitment to a transaction that is fair, transparent, and handled with integrity from start to finish.

TO EVERY TENANT, WE PROMISE:

A Fair Process: Your application will be reviewed consistently, honestly, and in full compliance with fair housing law. You will always know the criteria and the outcome.

Clear Communication: You will hear from us at every stage — application status, lease terms, move-in details, and throughout your tenancy. No silence, no runaround.

Responsive Management: Your maintenance requests and concerns are taken seriously and addressed promptly. You deserve a home that works — and a management company that makes sure it does.

Respect for Your Rights: We will always operate within the bounds of Nevada landlord-tenant law. You will never be subject to unlawful entry, harassment, or retaliation for exercising your legal rights as a tenant.

Honest Deposit Accounting: At move-out, we document everything fairly, apply only legitimate charges, and return your deposit promptly — within the 30-day window required by Nevada law.

TO EVERY LANDLORD, WE PROMISE:

Thorough Screening: We do not skip steps. Every applicant is screened completely and consistently — credit, background, income, rental history, and references — before we recommend them to you.

Honest Pricing Advice: We will never inflate a rental analysis to win your business. Our pricing guidance is data-driven and designed to minimize your vacancy and maximize your net annual income.

Professional Presentation: Your property deserves to be presented well. Professional photography, compelling listings, and organized showings are how we represent your investment to the market.

Legal Compliance: Every lease we prepare is Nevada-compliant, every notice we serve follows statutory requirements, and every action we take is documented. Your protection is built into our process.

Proactive Communication: You will hear from us — not just when there is a problem, but regularly. We treat your investment as seriously as you do.

Strata Real Estate & Leasing, LLC earns its name every time we successfully match a great tenant to a great property. That match — built on honest screening, fair pricing, and clear communication — is what we work toward in every leasing transaction we handle.

Thank you for trusting Strata with your leasing needs, whether you are searching for a home or leasing one.

Joanne Olimpo

BROKER · STRATA REAL ESTATE & LEASING, LLC · LAS VEGAS, NEVADA

Structured.
Reliable.
Professional.

Joanne Olimpo, Broker

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