



## Commercial Office for Rent

# 1394 US Highway 395 N Gardnerville, NV

Tenant Occupied, Please Do Not Disturb Them  
Available August 2017

- Rent: \$750.00
- Deposit: \$750.00
- Lease: 12 Month
- 900 Square Feet
- Large Reception and 3 Offices
- Kitchenette
- Beautiful Landscaping
- Plenty of Storage
- Ample Parking
- Excellent Signage Visibility
- Highway Frontage
- New Carpet and Paint
- Includes the Following:
  - Water, Sewer and Trash Paid
  - Security System
  - Groundskeeping Paid

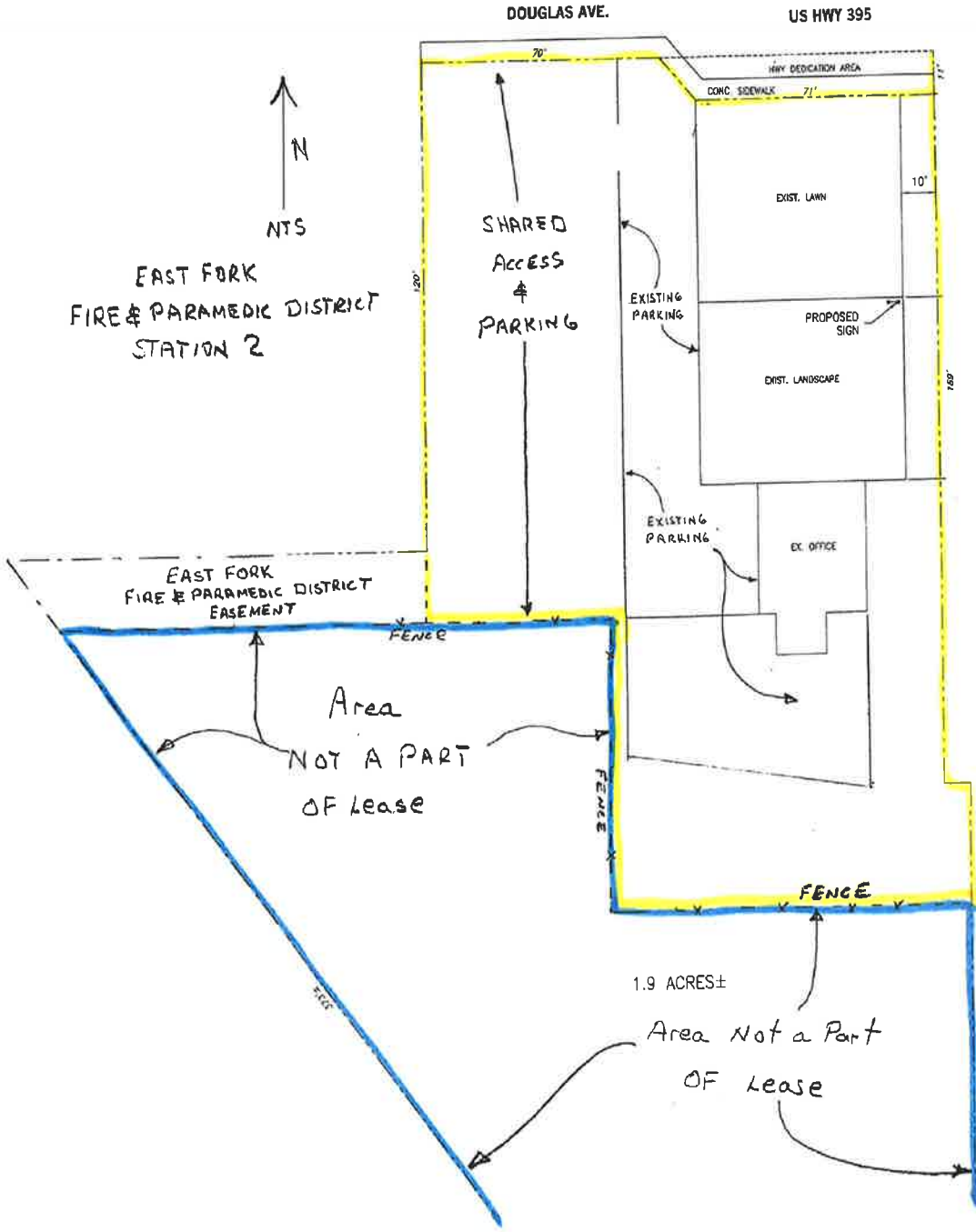
**Contact the Gardnerville Water Company**  
**1579 Virginia Ranch Road Gardnerville, NV 89410**  
**(775) 782-2339**

In Old Town Gardnerville, this charming and historic building has Highway 395 frontage/exposure and endless possibilities. Would accommodate an office for attorney, engineering, insurance, real estate, etc. Covered porch, kitchenette, security and phone system, nice working areas. There is also a converted back porch for a storage room or office.

Great foot traffic too! Private parking in the rear and public parking out front.

Sorry, no food or beverage prep/eating or retail allowed due to zoning regulations.

**Exhibit 1 – Leased Premises Map**



**Exhibit 2 - Acceptable and Non-acceptable Uses**

<b>Acceptable</b>	<b>Non-Acceptable</b>
Accountants	Antique Shops
Architects	Art Shops
Artists	Bank
Dentists	Bar
Designers	Barber Shop
Engineers	Beauty Shop
Government	Clothing
Lawyers	Convenience Store
Musician	Copy Services
Other of Professional Nature	Department Store
Physicians	Drug Store
Real Estate Sales	Dry Goods
Teachers	Florist
	Furniture
	Garden Store
	Gift
	Grocery
	Hobby Store
	Mailing Service
	Mortuary
	Office Supply
	Optometrist
	Paint Store
	Pet Store
	Photographic Studio
	Restaurant
	Shoe Store
	Toy Store
	Travel Bureau
	Vehicle Rental
	Vehicle Sales
	Vehicle Service Center
	Veterinary Clinic

# RENTAL CRITERIA

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THE FOLLOWING TENANT SCREENING CRITERIA WILL BE STRICTLY ADHERED TO.

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## APPLICATION REQUIREMENTS:

- A non-refundable processing fee of **\$50.00** is required from the applicant. All application related fees are **NON-REFUNDABLE**
- Upon approval, Applicant(s) must pay the required Security Deposit amount to Gardnerville Water Company in order to secure Applicant(s) rental of the property. Property's may be secured for up to (2) weeks from posted available date. Per Nevada Law, Applicant(s) has (72) hours from payment of the Security Deposit to cancel this application and request refund of Security Deposit. After (72) hours the Security Deposit shall become **NON-REFUNDABLE** and payable in full to the Property Owner, should Applicant decide not to move in to property
- After acceptance by owner and after applicant has paid the required deposit, should applicant fail to enter into a rental/lease agreement, applicant forfeits the full deposit or a pro-ration thereof as compensation to the landlord for taking the property off the market.
- Standard Security Deposit is equal to (1) month's rent. Additional security deposit may be required depending upon type of business. The Security Deposit may also vary depending upon credit and/or other factors
- The Application Fee, Security Deposit and First Month's Rent shall be paid in secured funds: Cash, Cashier's Check or Money Order. Personal checks will not be accepted until you have moved into the property
- Applicant(s) to provide a copy of their current photo ID

## INCOME & INSURANCE REQUIREMENTS:

- Applicant must have verifiable income.
- A copy of last year's income tax return and your last three month's bank statements will be required.
- Other income must have documentation to be included in income totals.
- Liability and property damage insurance in an amount not less than \$50,000 is required.

## LANDLORD REFERENCES:

- Application must include all information needed to verify two landlord references.
- Verification of tenancy with landlords will include the following questions:
  - 1) Dates of occupancy.
  - 2) Any late payments? If yes, how many?
  - 3) Were tenants refunded their full deposit?
  - 4) Would they rent to applicant again?

## CREDIT REQUIREMENTS:

- Gardnerville Water Company will obtain a consumer credit report for the applicant.

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*I understand and agree to the above stated rental criteria policy.*

*I further understand that the landlord has the right and ultimate decision to either accept or reject this application.*

Signature(s): \_\_\_\_\_ Date: \_\_\_\_\_

Best Water! Best Service!



# Gardnerville Water Company

## RENTAL APPLICATION

Name: \_\_\_\_\_ Property Applying For: \_\_\_\_\_ 1394 US Highway 395 N Gardnerville

Hm Phone #: \_\_\_\_\_ Cell Phone #: \_\_\_\_\_ Soc Sec #: \_\_\_\_\_ Birth Date: \_\_\_\_\_ DL#: \_\_\_\_\_

Requested Occupancy Date: \_\_\_\_\_ Anticipated Length of Occupancy: \_\_\_\_\_

### Present Landlord

Street: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_ From: \_\_\_\_\_ To: \_\_\_\_\_

Your Mailing Address If Different From Street Address: \_\_\_\_\_

Landlord Name: \_\_\_\_\_ Landlord Ph #: \_\_\_\_\_ Rent Amount: \_\_\_\_\_

Deposit Amount Paid: \_\_\_\_\_ Deposit Amount Refunded: \_\_\_\_\_ Reason for Leaving: \_\_\_\_\_

### Previous Landlord

Street: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_ From: \_\_\_\_\_ To: \_\_\_\_\_

Landlord Name: \_\_\_\_\_ Landlord Ph #: \_\_\_\_\_ Rent Amount: \_\_\_\_\_

Deposit Paid: \_\_\_\_\_ Deposit Refunded: \_\_\_\_\_ Reason for Leaving: \_\_\_\_\_

### Business Information

Business Name: \_\_\_\_\_ Type of Business: \_\_\_\_\_

Date Opened: \_\_\_\_\_ Gross Income: \_\_\_\_\_

Number of Employees: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_

What type of equipment will you be using? \_\_\_\_\_

Type of Insurance: \_\_\_\_\_ Insurance Carrier Name & Number: \_\_\_\_\_

### Other Employment

Occupation/Title: \_\_\_\_\_ Employer: \_\_\_\_\_

Address: \_\_\_\_\_ Phone #: \_\_\_\_\_

Employed From: \_\_\_\_\_ To: \_\_\_\_\_ Gross Income: \_\_\_\_\_ Supervisor: \_\_\_\_\_

### Miscellaneous

BANK: Name: \_\_\_\_\_ Contact Name & Number: \_\_\_\_\_

Checking#: \_\_\_\_\_ Savings#: \_\_\_\_\_

### Gardnerville Water Company

1579 Virginia Ranch Road Gardnerville, NV 89410 ♦ 775.782.2339 phone ♦ 775.782.2491 fax  
www.gardnervillewater.org

Best Water! Best Service!



# Gardnerville Water Company

VEHICLES (that will be at the property)

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ State & License #: \_\_\_\_\_

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ State & License #: \_\_\_\_\_

**Personal References (Local Preferred) – 2 Required**

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

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

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

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

**Why Do You Want to Rent This Property?**

**Miscellaneous Information:**

Do you or your employees smoke?  Yes  No

Have you ever filed for bankruptcy?  Yes  No

Have you ever been evicted from any residence or had an eviction notice served on you?  Yes  No

Have you ever intentionally refused to pay any rent when due?  Yes  No

Have you ever been convicted of a misdemeanor or felony other than a traffic or parking violation?  Yes  No

Are you a current illegal abuser or addict of a controlled substance?  Yes  No

Have you ever been convicted of the illegal manufacture or distribution of a controlled substance?  Yes  No

If you checked "Yes" to any of the above questions, please use the space below to provide us with additional information. If you require more space, please attach additional pages.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT AND I AUTHORIZE GARDNERVILLE WATER COMPANY TO RUN MY CREDIT AND TO VERIFY ALL INFORMATION PROVIDED BY ME HEREIN. By signing below, I further understand and agree that the landlord has the right and ultimate decision to either accept or reject this application. Applications will not be processed if unsigned, incomplete or if the associated processing and credit check fees have not been paid.

**Applicant Signature:** \_\_\_\_\_