THIS APPLICATION DOES NOT GUARANTEE YOU ANY RENTAL PROPERTY. PROCESSING TIMES VARY AND CAN TAKE SEVERAL WEEKS

A complete application is required from each adult (anyone 18 years and older) who intends to reside at the property. Starr Property Management Inc requires $40.00 per adult including a co-signer as a processing fee to check income, rental or home ownership history, and credit, criminal and eviction. The fee is non-refundable if the application is processed and must be in the form of cash. Renters Insurance may be required with a minimum of a $100,000 policy. No smoking is allowed in the rental property or in any common areas that may affect other residents. A credit report will be obtained for each applicant. Bankruptcies within the last year may disqualify an application. Any eviction will disqualify an application. Collections owed to utility companies, other landlords and check cashing stores may disqualify an application. Rental references are considered unverifiable if, after three working days, your landlord has not returned Starr Property Management Inc phone calls or faxes. Rental reference will only be accepted by legal owner or management companies. All income must be lawful and verifiable. Any income that is cash or letters from your employer are not verifiable income. Acceptable forms of verification include one of the following:

1. Employees: Copy of a current pay stub

2. Self-employed: IRS 1040 (first two pages of the last two year's tax returns) and Schedule C (profit and loss statement of the last two year's tax returns).

3. Child Support: file stamped court order. Must show history of payment received for a minimum 12-month period.

4. Award letters, court documentation. Any SSI/Disability income must have an award letter indicating the income amount.

All blanks on the application must be filled in. Where a question does not apply, please write "none" or "n/a", as applicable. Missing or incomplete information may delay or prevent verification, permitting another application to be approved before yours. Should Starr Property Mgmt. INC. be unable to verify any of the information on the application or if any of the statements are found to be false, the application will be denied. Once an application has been received, you will be notified via email. If your application is a possible candidate, you will be contacted to view the inside of the property. After the showing if you are still interested only at that point will your application be sent over to the PROPERTY OWNER for approval. Once your application is approved by OWNER you must pay the full deposit within 48 hours in the form of a cashier's check or money order only. This will hold the property for up to 14 days from date of availability. Should you decide to not rent the unit, the deposit is non-refundable. You will be required to pay the first month's rent, security deposit and any other applicable deposits in advance and these funds must be made in the form of certified funds. (i.e. Money order or Cashier's Check.) Due to possible human error, we ask that you inspect the interior of the unit of your choice carefully to ensure amenities listed are present.

If your application is NOT processed due to the fact that the property is no longer available your application fee will be returned to you by check to the address on your application.

THE FOLLOWING ARE THE MINIMUM REQUIREMENTS THAT AN APPLICANT MUST FULFILL TO QUALIFY TO RENT A PROPERTY MANAGED BY Starr Property Management INC.

HOA: Some properties have a HOA and might have certain guidelines you must follow. This is your responsibility to verify before applying if you have concerns.

PETS Are excepted at most of our properties. There may be HOA restrictions on pets that are out of our control. When applying with a pet please note there is some risk your application may or may not be accepted. If there are any pets in the home you MUST fill out a pet application. This includes ESA/Service Animals, cats, dogs, reptiles, fish, birds etc.

COSIGNER Not all owners will accept a cosigner and they must live in California.

HOUSING ASSISTANCE We accept housing assistance on all our properties, but you are still required to meet all other qualifications (except income)

CREDIT At least 3 lines of credit per applicant established for at least 12 months, without any late payments. Some owners may require more, and some owners may approve with less.

INCOME 3 times one month's rent.

RENTAL OR HOME OWNERSHIP A combined two years of CURRENT favorable and verifiable rental references or home ownership must be provided. References from family, renting a room and friends will not be accepted.

ONCE YOUR APPLICATION HAS BEEN SUBMITTED YOU ARE ON ABLE TO REMOVE ANY APPLICANTS FROM THE APPLICATION.

**THE MAXIMUM NUMBER OF OCCUPANTS IN UNITS OFFERED FOR RENT ARE AS FOLLOWS:
STUDIO=2 ONE BEDROOM=3 TWO BEDROOM=5 THREE BEDROOM=7 FOUR BEDROOM=9**

DO NOT TURN IN APPLICATION IF YOU DON'T HAVE THE FOLLOWING

1. Completed application with phone number and email address.

2. Verification of income

3. Application fee $40 per adult

4. Copy of Social Security Card

5. Pet Application if applicable

6. This application processing form is signed by all adults.

THE FOLLOWING GUIDELINES HAVE BEEN ESTABLISHED FOR RENTING SO THAT ALL APPLICANTS WILL RECEIVE THE SAME CONSIDERATION IN ELIGIBILITY. APPLICANT SHOULD UNDERSTAND THAT STARR PROP. MGMT., INC. CAN AND WILL ACCEPT MORE THAN ONE APPLICATION ON RENTAL PROPERTY.
APPLICATION PROCESSING FEE IS $40 PER ADULT APPLICANT AND $40.00 FOR ANY ADDITIONAL APPLICANT ON THE SAME UNIT, INCLUDING CO-SIGNERS. FEE IS NO-REFUNDABLE AND DOES NOT APPLY TOWARD THE DEPOSIT OR RENT
THE APPLICATION FEE INCLUDES OPERATING TIME AND COSTS FOR
*TRANS-UNION CREDIT CHECKS
*VERBAL AND/OR WRITTEN VERIFICATION OF INCOME, PRIOR RESIDENCES AND OTHER REFERENCES
*VERIFICATION OF CITY/COUNTY PUBLIC RECORDS
*VERIFICATION OF EVICTION HISTORY
*CROSS CHECK OF ADDRESS AND PHONE NUMBERS
*CRIMINAL CHECK
STARR PROPERTY MGMT., INC. DOES NOT OWN THE RENTAL PROPERTIES ON THIS LISTING EACH APPLICATION IS REVIEWED WITH THE ACTUAL PROPERTY OWNER. THE PROPERTY OWNER HAS THE FINAL APPROVAL OR DISAPPROVAL OF EACH APPLICATION. ONCE APPLICATION IS PROCESSED IT IS GOOD FOR 30 DAYS AND CAN BE USED FOR ANY OF OUR PROPERTIES. YOU CAN REQUEST ONLY A COPY OF YOUR CREDIT REPORT TO BE SENT TO YOU VIA EMAIL AT starrproperty.apps@gmail.com WITH A COPY OF YOUR PHOTO ID. IF YOU HAVE BEEN DENIED (FOR ANYTHING OTHER THAN A MORE QUALIFIED APPLICANT WAS ACCEPTED) THREE TIMES THE APPLICATION IS VOIDED.

I irrevocably authorize Starr Property Management INC. to keep a copy of the application and all documents submitted. Your signature is your agreement to the above. Applicant Signature:

Sign_____   Sign _____

Sign_____   Sign_____

Date:_____/_____/_____