Read Thoroughly Before Applying

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 any 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 a money order or cashier's check.

Tenants are required to carry renters' insurance with a minimum liability coverage of $100,000 naming the landlord and Starr Property Management, Inc. as additional interested parties.

Lease terms vary by property. Applicants will be informed of lease duration options before final approval.

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 5 years may disqualify an application. Evictions within the past 7 years may be considered but do not automatically disqualify an applicant. Circumstances will be reviewed in context. Collections owed to utility companies, other landlords and check cashing stores may disqualify an application. Rental references are considered unverifiable if, after two business days, your landlord has not returned phone calls or faxes from Starr Property Management, Inc.

Rental references will only be accepted from the legal owner or management company of prior rented properties. All lawful income will be considered, including self-employment, public assistance, and cash income, if properly documented (e.g., bank statements, IRS filings). Any income that is cash or letters from your employer is 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. The monthly rent advertised may **NOT** cover water, sewer and trash and the rent will be increased to cover for those charges. 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 10 days from date of approval. Regardless of any housing assistance you will need to move into the property and start paying rent. 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 because 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 accepted 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. Service animals and emotional support animals are not considered pets under California and federal law. Applicants with such animals are entitled to reasonable accommodation and should provide appropriate documentation.

COSIGNER Co-signers may be required depending on the property owner's criteria. Residency within California may be preferred but is not strictly required.

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 8 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 2 to 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 of $40 per adult applicant (including cosigners)

4. Any housing assistance program paperwork showing the amount of assistance you will receive

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 HISTORY WILL BE REVIEWED ON A CASE-BY-CASE BASIS IN ACCORDANCE WITH HUD AND CALIFORNIA GUIDELINES. ARREST RECORDS NOT LEADING TO CONVICTION WILL NOT BE CONSIDERED.

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 **applications@starrpm.com** 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 that you have read and agree to the terms of the application policy.

Applicant Signature(s):

Sign: _____   Sign: _____

Sign:_____   Sign:_____

Date:_____/_____/_____