



PROPERTY MANAGEMENT, INC

APPLICATION POLICY

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 A RENTAL PROPERTY.

APPLICATION PROCESSING FEE IS \$35.00 PER ADULT APPLICANT AND \$35.00 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 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

THE APPLICATION MUST BE COMPLETED AND SIGNED BY ALL APPLICANTS 18 AND OVER.

PHOTO IDENTIFICATION AND SOCIAL SECURITY CARD MUST ACCOMPANY EVERY ADULT APPLICANT.

APPLICANTS MUST MAKE THREE(3) TIMES THE AMOUNT OF RENT TO QUALIFY.

PETS MAY BE ALLOWED WITH THE CONSENT OF THE PROPERTY OWNER.

A COMPLETE APPLICATION IS IMPERATIVE. ANY FALSE NEGATIVE OR LACK OF INFORMATION MAY IMMEDIATELY DISQUALIFY YOUR APPLICATION.

PROPERTY OWNERS AND STARR PROP. MGMT., INC. FOLLOW THE CALIFORNIA APARTMENT ASSOCIATION CODE FOR EQUAL OPPORTUNITIES AND CODE OF ETHICS. OWNER/MANAGEMENT WILL NOT DISCRIMINATE AGAINST ANY RENTAL APPLICANT BY REASON OF THEIR COLOR, RACE, RELIGION, NATIONALITY, ANCESTRY, SEX SEXUAL PREFERENCE AGE, MARITAL STATUS, PHYSICAL DISABILITY, OR ANY DISCRIMINATION PROHIBITED BY LAW.

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

ANY CO-SIGNER MUST RESIDE WITHIN THE STATE OF CALIFORNIA

ALL INCOME SOURCES, EMPLOYMENT, PERSONAL CHARACTER REFERENCES AND CREDIT RATING WILL BE VERIFIED FOR EACH APPLICANT

PROPERTY OWNER MAY REQUIRE A "SUCCESSFUL CREDIT EXPERIENCE".

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 YOU HAVE BEEN DENIED (FOR ANYTHING OTHER THAN A MORE QUALIFIED APPLICANT WAS ACCEPTED) THREE TIMES THE APPLICANT CANNOT RE-APPLY AGAIN WITH STARR PROPERTY MANAGEMENT INC FOR ONE YEAR.

THE RENTAL APPLICATION IS BEING USED TO DETERMINE IF:

PROSPECTIVE RESIDENT(S) CAN AND WILL PAY THE RENT

PROSPECTIVE RESIDENT(S) WILL DISTURB NEIGHBORS

PROSPECTIVE RESIDENTS(S) WILL TAKE CARE OF THE PROPERTY



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