

## STATEMENT OF QUALIFYING CRITERIA

All FORMS AVAILABLE FOR DOWNLOAD: [www.StarTeamProperties.com](http://www.StarTeamProperties.com)

*Thank you for visiting and applying.*

To assure our neighbors of a well-maintained community, as well as enjoyable neighbors, we require that all prospective residents meet the following qualifying criteria when completing the rental application:

1. **VERIFICATION OF INCOME:** Applicant must be employed or have verification of income. Please provide:
  - a. 2 months of current pay stubs
  - b. Previous year federal tax return (form 1040-ONLY) and W2 (Self-employment will require the applicant's 2 most recent tax returns)
  - c. 2 most recent month of bank statements
2. **RENTAL HISTORY:** Applicant's rental history will be verified and evaluated. Negative rental history, eviction, or outstanding monies owed to a previous landlord are unacceptable. If applicant owned a home, applicant must furnish all mortgage information. If applicant has no prior verifiable rental history, additional security deposit will be required and acceptable at Landlord's discretion.
3. **ONE APPLICATION PER 18 YEARS OF AGE OR OLDER APPLICANT:** Applicant must physically reside in the apartment for which he/she is applying. Applicant must live in the rental unit and must disclose all persons who will be occupying the unit. All persons 18 years of age or older must be a leaseholder and qualify for the unit with the applicant. A criminal background check will be done on all applicants and any occupant 18 years of age or older.
4. **SECURITY DEPOSIT:** Minimum security deposit will vary on each property. Please check with leasing agent. If applicant does not meet some of the other qualifying criteria, at Landlord's discretion, Landlord might evaluate and consider higher deposit up to two months' rent.
5. **IDENTIFICATION:** In order to submit an application and run credit valid ID must be given : Your driver's license or social security card/passport will be photocopied. Please have the identifications with you.
6. **CREDIT HISTORY:** Credit history will be evaluated. To assure all applications are being evaluated equally, we will run our own credit screenings and cannot accept any existing credit reports from applicants.
7. **SCREENING FEE:** Each 18 years of age or older applicant must pay a NON-REFUNDABLE application screening fee of **\$45.00, Payable with Cash or Venmo, if you need another option please refer to leasing agent. Screening will be completed directly with Trans-Union Smart Move, a 3rd party provider. Invitation link will be emailed to each applicant after Landlord/Landlords agent receives a completed Application package. Please visit [www.StarTeamProperties.com](http://www.StarTeamProperties.com) to pay screening fee**

We do business in accordance with the Federal Fair Housing Law. We do not discriminate against any person because of race, color, religion, sex, national origin, family status, or disability.

**Important Note:** False information given on an application will be grounds for rejection of the application.

**Owner may accept applications outside of above guidelines at owners sole discretion**

I have read, understand and agree to the above qualifying criteria.

Applicant \_\_\_\_\_ Date \_\_\_\_\_

Applicant \_\_\_\_\_ Date \_\_\_\_\_

Applicant \_\_\_\_\_ Date \_\_\_\_\_

Applicant \_\_\_\_\_ Date \_\_\_\_\_

Please email completed Applications to: '

Taintorgroup@gmail.com  
949-478-1154