

Resident Selection Criteria:

To qualify for the advertised security deposit amount you must meet the following criteria. If your credit or income does not qualify, you will still be approved but at a higher security deposit amount or with a co-signer:

CREDIT HISTORY:

1. Your credit profile will be pulled along with a criminal and rental history. Not all delinquent accounts will count against you but a risk assessment will be made focusing on your ability to maintain the monthly rental payments. A 600 credit score is expected, lower than 600 score will require additional deposit or co-signer.
2. Bankruptcy is OK provided it has been discharged and recent payment history is satisfactory.
3. Foreclosures are OK provided the rent is less than your mortgage payment used to be.

We will not provide you with the credit report or tell you of its contents; however, we will provide you with the name of the credit reporting agency so you may receive a copy from the credit bureau. All information collected for the approval or denial of this application is considered confidential in nature and for company use only.

WORK HISTORY:

Applicants must have a combined gross income of at least three (3) times the monthly rent. Incomes must be verified in writing, applicant to provide recent pay stubs.

Self-employed applicants may be required to produce upon request two (2) years of signed tax returns.

Non-employed applicants must provide proof of income.

RENTAL HISTORY:

No evictions or collections from previous Landlords in the past three years will be accepted unless paid.

CRIMINAL HISTORY:

We do not accept applicants with the following crimes: FELONY Conviction, guilty plea, or no-plea within 7 years: murder, manslaughter, assault, robbery, rape, child molestation, kidnapping, burglary, vehicle prowling, malicious mischief, arson, reckless burning, Domestic Violence, destruction of property and outstanding criminal warrant, parole, probation, prison release. FELONY Conviction within 7 years: Delivery or Sale of Illegal Drugs, Possession with intent to deliver. Conviction within 3 years: Possession of Illegal Drugs or paraphernalia.

We reserve the right to require a co-signer and/or a higher security deposit. **Co-signers are accepted at the managers discretion only, must meet all requirements and must sign the lease agreement.**

Current occupancy standards according to our company policies are a maximum of 2 persons per bedroom, except for infants under 4 years of age. However, some city and county municipalities and/or homeowners associations prohibit more than two (2) unrelated people over the age of 18 to reside in a single family dwelling unit. Consequently, Service Star Realty also prohibits the rental of a single family dwelling to more than two (2) unrelated people over the age of 18.

No pets (with the exception of medically necessary pets) of any kind are permitted without the specific written permission of Service Star Realty and an additional non-refundable administrative fee of \$250.00 per pet. Fish, reptiles, birds, rodents are all considered pets. The following pet breeds and any mix of these breeds will not be accepted under any circumstances, GERMAN SHEPHERDS, DOBERMANS, PIT BULLS, PRESA CANARIOS, STAFFORDSHIRE TERRIERS, CHOWS, ROTWEILLERS, GREAT DANES, and WOLF HIBRIDS.

Any exceptions to these criteria will need to be submitted in writing to Service Star Realty for consideration. If approval is then given for such exceptions, additional security deposit, co-signers and/or additional "higher" rent may be required.