



Rental Criteria

The following procedures were created to ensure all applicants are treated equally. Starlight Property Management, LLC strictly adheres to all Federal and State fair housing laws. If you feel you meet the guidelines for qualifying, we encourage you to apply. Every person 18 years of age or older MUST complete a separate rental application. Fully completed application packages are processed in the order they were received. Only fully completed application packages will be processed. An incomplete application package will not be processed. A fully completed application package will include:

- Fully completed application (all requested information must be provided)
- Valid contact information for rental references
- Proof of income (example list below under the heading “Financial Standards”)
- Pay \$60 Application Fee per application
- Copy of your Identification

Below are the rental criteria we use to screen applicants:

Financial Standards – Applicants must make a combined minimum of 3 times the monthly rent in gross income as a household, to be considered. Applicants must provide verification of legal income sufficient to meet the rent to income ratio. Examples of verification include, but are not limited to, last two paycheck stubs, payroll print out from employer, previous year’s personal tax return, last two personal bank statements, proof of government income (such as Social Security, disability, et cetera), proof of retirement income, liquid assets (e.g. savings/bank account, stocks), proof of spousal and/or child support, or any other, verifiable income.

Credit Check – We must run our own credit check and cannot use outside reports. Credit scores under 525 may be grounds for denial or additional deposit amounts, at the discretion of the owner. Utility collections over \$500 may be grounds for denial.

Move-In Time-frame – Applicants move in date must be within 10 days from the date the property is available unless otherwise approved. Please check the available date listed on the advertisement. If there are multiple applicants on a property, your move in date must be within the 10 days from the available date, in order to qualify to be processed first, unless otherwise approved. If you require a move in date outside of 10 days from the available date, it must be approved in writing by management. If you have not seen the property, you must notify management at time of application.

Application Screening – We use a qualified scoring system to qualify the applicant for the property.

Criminal Background – Any conviction in the last 7 years, where the offense was for trafficking of narcotics or a charge that could make you a threat to persons or property may be grounds for denial. Any other felony charges may also be grounds for denial.



Rental History – Applicants must have a satisfactory verifiable rental history with no evictions or unpaid lease breaks in the past 5 years. Valid contact information for previous landlords **MUST** be submitted in order to be considered. Unverifiable rental history may be grounds for denial.

Guarantors – If a guarantor is required or accepted for an applicant, the guarantor must submit a separate application and meet the following criteria:

- Must have a credit score of 650 or higher
- Must provide verifiable income equal to at least 6 times the monthly rent
- Must reside within the United States
- Must agree to be held financially responsible for the entire lease term, including any renewals or extensions
- Must sign the lease agreement as a guarantor prior to move-in

Guarantors are subject to the same background, credit, and reference checks as primary applicants.

Smoking – Smoking is not allowed inside any properties.

Pets – Pets are subject to owner approval. Not all properties accept pets, so please check the advertisement if pets are allowed. An additional \$200 deposit and \$20 monthly pet rent will be required per pet. Any negative references from previous landlords regarding pets will be grounds for disqualification. The pet must have never hurt someone. By applying for a property, you certify that your pet has never hurt another person and is not a threat to others. Service animals with proper documentation are not considered pets. Breeds are subject to owner approval.