



19627 Interstate 45 North, Suite 310 Spring, TX 77388
(281) 355-7827 Fax (281) 882-8700
www.starrealtypm.com

Tenant Selection Criteria

Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria are being provided to you. The following constitute grounds upon which Landlord will be basing the decision to lease the Property to you. If your application is denied based upon information obtained from your credit report, you will be notified. Please note, there is a two (2) car limit for all apartment, townhome and condominium communities. Also, there is an occupancy limit of two persons per bedroom for all rental properties. Once approved, you must take possession and establish utilities within 30 days. Minimum lease terms for all rental properties are one year.

1. **Criminal History:** Landlord will perform a criminal history check on you to verify the information provided by you on the Lease Application. Landlord's decision to lease the Property to you may be influenced by the information contained in the report.
2. **Previous Rental History:** Landlord will verify your previous rental history using the information provided by you on the Lease Application. Your failure to provide the requested information, provision of inaccurate information, or information learned upon contacting previous landlords may influence Landlord's decision to lease the Property to you. Applicants with prior evictions or broken leases within the last three years will be denied.
3. **Current Income:** Landlord will ask you to verify your income as stated on your Lease Application. Applicant's gross monthly income must be equal or greater than three times the monthly rental rate for the Property. Monthly income must be verified by check stubs or tax returns.
4. **Credit History:** Landlord will obtain a Credit Reporting Agency (CRA) report, commonly referred to as a credit report, in order to verify your credit history. Landlord's decision to lease the Property to you may be based upon information obtained from this report. If your application is denied based upon information obtained from your credit report, you will be notified. A credit score of 650 or higher is necessary for a standard security deposit. Applicants with credit scores of less than 650 may be asked to pay a higher deposit if they are approved.
5. **Failure to Provide Accurate Information in Application:** Your failure to provide accurate information in your application or your provision of information that is unverifiable will be considered by Landlord when making the decision to lease the Property to you.



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Tenant Qualification and Application Process

Thank you for choosing to apply for a home with Star Realty Property Management, LLC. In order to process your application, the following items are required to be submitted with your online application. Please have these items ready to upload with your online application. Please note, **WE WILL NOT** process any application unless all required items listed below have been submitted. If you have any technical questions regarding the application process, please call 479-409-6785. Our online application can be found at: <https://starrealtypm.quickleasepro.com>

- All occupants 18 years of age and older must complete and submit a rental application.
- There is a non-refundable \$50.00 application fee per applicant, regardless of marital status. Payment may be made with a debit or credit card during the online application process. Please note, the name on the credit card should match the name of at least one of the applicants. Application fees may also be paid via money order dropped off at our office location. Applications cannot be processed until the application fees have been paid.
- A clear and legible copy of your driver's license, or state issued ID card.
- A copy of your 4 most recent paycheck stubs. If self employed, please provide the last 3 month's bank statements and the prior two year's tax returns.
- A copy of a current electric bill to show proof of residency.
- A photograph of all pets, with the owner included in the photograph, and a copy of the pet's veterinarian record. Pet deposit is \$500.00 per animal with one-half non-refundable.

Once all of the required items have been provided, we will run your application through our resident screening company which will check your credit report and criminal background. Rental history and employment will also be verified. Previous credit reports will not be considered or used.

Once your application has been approved, the following items **MUST** be received back in our office **within 24 hours** in order to secure the home and take it off the market:

- The lease contract signed by all leaseholders.
- The security deposit, pet deposit (if applicable) and a \$75.00 non-refundable administration fee. All security deposits, administration fees and pet deposits must be paid in certified funds (cashier's check or money order) made payable to Star Realty Property Management, LLC.

When picking up keys, the following items are required:

- Payment of the first full month's rent which must be in certified funds made payable to Star Realty Property Management, LLC.
- Written permission from the applicant is required for anyone picking up keys other than the leaseholder. Photo ID will be verified.
- Utilities must be established in your name prior to move in.