



Resident Selection Criteria

Applicants **may** be approved for residency based on the following criteria. Applicants who are uncooperative in the application process may be denied for residency. Applicants may request a reasonable accommodation at any time during the application process by contacting the Community Manager.

Rental Application and Application Fee

Each applicant 18 years and older must complete a rental application. A **\$100 non-refundable** application fee per applicant is due at the time the rental application is submitted.

Security Deposit

Security Deposits range from \$300 to one months' rent depending on background screening. A guarantor may be required depending on the results of the applicant's credit history, screening, residency, and criminal screening as described below. Security deposits are refundable at the end of the fulfilled lease agreement barring any damage beyond normal wear and tear.

Identification

Each adult applicant must provide acceptable identification which includes a valid government issued identification card, USA Visa, passport, social security card or other authorized document.

Age

Applicants must be at least 18 years of age to be leaseholder.

Credit, Residency, and Criminal Screening

All applicants are subject to screening through a third-party applicant screening agency. Approval is primarily based on credit history, probability for payment, rent to income ratio, residency and eviction histories, check-writing histories, and criminal background screens. Any self-disclosed convictions and/or adverse criminal reports obtained from the screening process are reviewed by Star High for approval or denial.

Occupancy Guidelines

The following number of occupants is permitted in each unit type for market apartments.

One Bedroom	2 persons
Two Bedroom	4 persons



Economic Criteria

Minimum Income

<i>Market Rent Apartment: 3.0 times monthly rent</i>	<i>Guarantor: 6.0 times the monthly rent</i>
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Proof of income is required within 48 hours of receipt of the application or prior to move in, whichever is sooner. Proof of income may include copies of recent paystubs, award letters, bank statements federal tax returns, employer’ letter, etc. Applicants who have little to no income can satisfy the economic criteria standard by proving that they possess liquid assets (cash or cash equivalents) equal to two years of the rental obligation.

Pets

A maximum of two pet(s) is permitted on the premises. The execution of a Pet Addendum, a **\$350 non-refundable** pet fee *per household*, and a **\$50** monthly pet rent *per pet* are required. Any pet must be licensed in accordance with any applicable state or local laws or regulations. All pets must be spayed or neutered. A statement from a veterinarian must be provided. The pet(s) must have current inoculations and applicant/resident shall submit records of inoculation upon request. Our pet-friendly apartment community welcomes most breeds of dogs; however, only the following described pet is authorized to be kept in Lessees’ dwelling unit. No substitutions are allowed. No other pet shall be permitted on the premises by Lessee or Lessees’ guests or occupants. The prohibition includes mammals, reptiles, birds, rodents, and insects. Fish are permitted, however fish tanks over 20 gallons is not permitted. Any breed dog, or mix of following breed dogs, is not permitted at any time on the property or in the building, these breeds are but not limited to: Pit bulls (American Pit Bull Terrier, American Staffordshire Terrier, Staffordshire Terrier, and American Bulldog) German Shepherds, Akitas, Rottweilers, Boxers, Doberman Pinschers, Mastiff Breed, Malamutes, Cane Corso, Husky, Chow Chow, any Wolf Hybrid, Great Danes or any mix of these breeds.

Renters Insurance

Market rate households shall secure insurance to protect against liability, property damage, fire, and casualty losses with a combined single limit per occurrence for liability coverage in the amount of **\$100,000** for personal injury/death and destruction/damage to property and shall cause the property owner and the property must be listed as additional insureds under said renters’ insurance policy.

Starhigh Management and the apartment community are fully committed to fair housing and equal housing opportunity in marketing, rental, and management practices and will not discriminate in the leasing, rental, use, or occupancy of housing or related facilities, on the basis of race, color, national origin, sex or gender, sexual orientation, gender identity or expression, disability, religion, national origin, ancestry, age, familial status, military status, or any other classes protected by federal, state or local regulations and laws. Is it our policy to guard the privacy of applicants and residents and to keep information in a location ensuring confidentiality, pursuant to any applicable federal, state, and local laws.