

Dear Applicant,

Thank you for choosing to apply to rent with Sterling & Associates Property Management! As we provide a high-quality experience to all our residents; we are seeking long term, high quality residents.

We use the following scoring criteria:

Scoring Criteria:

Applications are processed on a point system and scored based upon factors including, but not limited to: rental history, income, employment, criminal and eviction history, and resident/credit score. If your application does not meet our minimum qualifications, an additional security deposit may be required. Please note you'll also be required to complete a profile for acknowledgement of not having or having pets on the property. Please visit [{holding place for pet screening link}](#) to complete the profile that matches your needs.

1. Your gross income should be at least 3 times the monthly rent. We do combine all adult's income. If the income is less than 2 times, it will result in this application being automatically denied.
2. At least one person must have a credit score of 550 or above. This score plays into what we will pull which is a Resident Score. Similar to FICO or Vantage, TransUnion's ResidentScore is in a range of 350 to 850. While ResidentScore will not completely align with the more common FICO or Vantage score, there will naturally be some correlation.
3. If you are a registered sex offender; this is an automatic denial.
4. Felony convictions may result in the application being denied.
5. If you have had 2 or more evictions at any point in time; this is an automatic denial.
6. If you have an open collection from a landlord or property management company, this is an automatic denial.
7. We do not allow more than 3 unrelated adults in a rental home.
8. A valid government-issued photo ID is required from all applicants
9. If ANY information is found to be false, the application will be automatically denied.
10. Deposits will vary depending on scoring outcome.

Pet Policy:

Please confirm the pet policy for this property. If pets are allowed for this property, please note that we do have breed and age restrictions on dogs that we must follow as a company policy. You can view our company pet policy here [{holding place for pet screening link}](#). All of our properties differ in pet policies regarding what kind of pet, weight, number of pets allowed, and additional pet fees do apply per pet.

***For applicants who DO have Pets, at the end of the application process, you will be asked to click on the PetScreener.com link {holding place for pet screening link}. This link will direct you to PetScreener.com to complete a Pet Application and to pay the required pet profile fee.**

***For applicants who DON'T have a pet, please visit the link and complete a 'No Pet' profile at no additional cost.**

Smoking and Marijuana Use:

NO tobacco or marijuana smoking is allowed inside of ANY of our rental homes. Marijuana use, possession, and/or growing is prohibited at all our rental homes and violators will be evicted per our lease agreement.

Next Steps:

Each occupant, age 18 and above, must complete an individual application and pay a NONREFUNDABLE application fee of \$50 per adult. Application fees must be received BEFORE the application can be processed. **The cost of the application fee is based on average expenses of what Sterling & Associates Property Management incurs.**

1. An incomplete application will delay the process and may result in another applicant being approved while we wait for your information.
2. Once we receive your completed application, we will have it fully processed and notify you of the results within 48 business hours of receipt.
3. If approved, you will have until 9:30 a.m. the following business day to sign the lease AND pay the security deposit online. We will place the property on a temporary hold until that designated time, however, until we receive the signed lease AND the security deposit, we will not take the property off the market.
4. In the case where we receive more than one application on a property, we will process ALL applications and approve the highest scored applicant. If your application is approved with less points, we do hold applications open for 60 days. You may apply your pre-approved application towards any of our other properties within those 60 days WITHOUT having to pay an application fee again.
5. Please note you'll also be required to complete a profile for acknowledgement of not having or having pets on the property. Please visit {holding place for pet screening link} to complete the profile that matches your needs.

In addition to the rent due per month, a resident amenity fee of \$20 per month will be charged and must be included with the monthly rent payment. This resident amenity fee may be increased with the addition of pets. To view our resident amenities, click here {holding place for second nature packages}

I declare all information provided below is true and accurate. I agree that the Landlord may terminate any agreement entered into in reliance on any false information below. Permission is hereby granted to Landlord to obtain a credit report and criminal report. Permission is also granted to the Landlord and credit bureau to verify any information obtained from any source named herein. I hereby authorize any present or former landlord to provide any information they may have regarding me in their capacity as landlord. Furthermore, I hereby release said landlords, landlords' company or representatives from any and all liability for any damage whatsoever caused for issuing said information.