



RENTER QUALIFICATIONS

Office@UnistarLease.com

1204 W. University Dr., Suite 300 Denton, TX

\$60.00 / APPLICANT 18+

ALL APPLICATION(S) MUST BE COMPLETED ONLINE

- 1) Applicants over 18 must submit an application that is fully completed, signed, and dated. All occupants must be listed by full name, along with all pets and vehicles. Documents supporting the application must be attached. **WE WILL NOT PROCESS INCOMPLETE APPLICATIONS.** List all phone numbers and addresses. All blanks must be filled in (use **N/A** for blanks that do not apply to applicants).
- 2) Each application HAS a non-refundable processing fee.
- 3) You must ATTACH to the application a current **valid photo ID** (driver's license, State ID or Military ID, Passport).
- 4) Credit report will be run for all applicants who will be contributing financially. Criminal background checks will be required for everyone over the age of 18.
- 5) All applications are accepted until an application is approved. Because of the fiduciary relationship UNISTAR Property Management has with owners, if more than one (1) application is submitted before approval is given, then the most qualified applicant will be approved. If your application is not the one approved for the property for which you are applying but meets with UNISTAR 'S established guidelines for approval, you are welcome to consider other available properties that we may have without payment of an additional application fee.
- 6) Two (2) years of **verifiable** work history is required. If you are transferred from outside the area, a letter/Email of transfer on company letterhead containing salary and hire/start date is required. 3 months' history of reliable documentation and telephone numbers for all income sources must be ATTACHED. Self-employed applicants will be required to produce signed tax returns for the previous two years and the previous three months' bank statements. Unemployed or retired applicants must submit proof of income.
- 7) Applicants combined gross monthly income must be two and a half (2.5) times the monthly rental amount. At our discretion, a co-signer may be required, or additional deposit may be required.
- 8) **All income** sources needed to qualify for a rental unit must be verified, including Disability Assistance, child support or other. Guarantors must complete an application and be qualified.
- 9) Any illegal activity by any household member could be a cause for rejection of a rental application, other than acquittal. **Applicants awaiting adjudication for felony charges pertaining to child abuse, endangerment or any type of sexually related crime could be rejected by the management/landlord.**
- 10) Rental history will be checked for activities against property RULES and can be cause for rejection. Rental history should also include no incidences of returned checks, damage to previous rental units or failure to leave the premises clean at the time of lease termination.
- 11) Maximum occupancy is two (2) persons per bedroom. This rule is in accordance with guidelines from the United States Department of Housing and Urban Development ("HUD").
- 12) Pets are only permitted on certain properties at the **owner or landlord's sole discretion and approval**. Only common and non-violent domesticated animals will be allowed on any property that permits pets. Rottweiler's, American Staffordshire Terriers (pit bulls), Chows, Dobermans, Akitas, Akita Wolf Mix, or mixes of these breeds will not be approved. A \$525.00 non-refundable pet deposit (this include \$25 pet application fee) per approved pet is required. **A recent photo of the pet(s) must be attached with the Application**



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- 13) Within 24 hours of the applicant signing the contract, the applicant will be required to pay the security deposit. After receiving the deposit, the Unistar Property Management will sign the lease. The RENTAL UNIT will remain on the market until this is done.
- 14) Any exception requests to Unistar Property Management's criteria must be submitted in writing for the owner or landlord's consideration. Additional security deposits, guarantors, and/or additional advance rent payments may be required in the event of such exceptions.
- 15) **DEPOSIT TO HOLD PROPERTY:** The property WILL REMAIN ON THE MARKET until all funds are paid and a lease is signed by all parties. By signing this form and giving a deposit to secure a property, Unistar Property Management will remove the property from the market. By so doing, Unistar Property Management will lose potential or future renters. If your situation changes for ANY reason, the deposit refund will not be prorated, and the FULL deposit will be forfeited and will be retained by Landlord.
- 16) **PROPERTY CONDITION:** This property is being leased "AS IS," prospective tenants are accepting this property in its present condition. Any request for changes to the property must be submitted in writing with the application. Your request will be submitted to the owner, verbal requests will not be honored.
- 17) All deposits, first month's rent and changeover of utility(s) confirmations are due prior to move in.

"A" rated application reflects excellent credit history/income, criminal history, employment history / verification and rental / mortgage history.

"B" applications have good employment history/income, criminal history/ verification and rental / mortgage history, but may have less-than excellent credit history.

"C" applications are in all areas satisfactory; but with a low credit history

**** ADDITIONAL security deposit may be required with "B" & "C" rated applications. Owner to approve ALL applications. Credit score(s) ARE evaluated for all applications.**

The PROPERTY MANAGER responsible for the property is the only one able to negotiate terms and conditions and must be in writing. Once your application is submitted to UNISTAR PROPERTY MANAGEMENT, the approval/denial process and negotiation process (if applicable) will be handled. In the event an applicant is denied, an adverse action email will be sent to the applicant. The applicant will then be able to contact the consumer credit reporting agency for additional details.

UNISTAR PROPERTY MANAGEMENT CONDUCTS BUSINESS IN ACCORDANCE WITH THE FAIR HOUSING ACT, AND WILL NOT DISCRIMINATE ON THE BASIS OF SEX, SEXUAL ORIENTATION, MARITAL STATUS, RACE, CREED, RELIGION, AGE, FAMILIAL STATUS, DISABILITY, COLOR, NATIONAL ORIGIN, OR ANY OTHER PROTECTED BASIS. UNISTAR PROPERTY MANAGEMENT IS THE SOLE MANAGING AGENT FOR MANY SEPARATE, INDIVIDUAL OWNERS; THEREFORE, POLICIES AT EACH PROPERTY MAY VARY DEPENDING ON THE PARTICULAR OWNER'S PREFERENCE.

PROPERTY ADDRESS TO APPLY PAYMENT TO: _____

AFFIRMATION BY APPLICANT: I hereby affirm that I have read the application, lease agreement and all addendums (if applicable) and that I understand all the terms and all charges due.

Applicant's Signature: _____ **Date:** _____ **v(5.1.22)**

REQUIRED!!! THIS COMPLETE FORM IS TO BE PRINTED, SIGNED AND ATTACHED TO THE APPLICATION.