



A Professional Property Management Company Since 2002

APPLICATION INSTRUCTIONS AND REQUIREMENTS

Patrick Belous,
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Broker

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California
Department of Real
Estate Broker
License #01794357

Whitestar Management, Inc. follows the California Apartment Association Code for Equal Opportunities and Code of Ethics and all vacant units are offered on a “first come, first served” basis to qualified applicants without discrimination, regardless of applicant’s race, color, religion, sex, sexual orientation, age, marital status, national origin, physical handicap, physical or mental disability or any other discriminatory reason prohibited by law. If more than one application is accepted on a property, all applications will be processed and presented to the property owner for final approval.

The unit MUST be personally viewed by all applicants prior to lease signing.

TO PROCESS YOUR APPLICATION WE REQUIRE THE FOLLOWING:

1. Government Issued Photo ID (i.e. Driver’s License, Passport, State I.D., Military I.D.,
2. Foreign Government I.D.)
3. Verify source of income (1 month pay stubs, govt assistance, bank statements, and/or tax returns)
4. Verify Rental History, provide landlord and phone number with the amount of rent paid each month and reason for leaving.
5. \$40.00 cash or money order per applicant for the credit check fee. This is non-refundable.
6. **PLEASE NOTE:** We accept **Money Orders, Cash or Cashier’s Check** for move in.
7. A signed application by all applicants 18 years of age or older.

Attach \$40.00 cash or money order (per applicant) to each application

INCOME REQUIREMENTS / PROOF OF INCOME

It is recommended that applicant’s household income be 3.0 X’s the projected monthly rent. It must be verifiable income. All applicants must provide proof of ability to pay rent through sources such as most recent full month’s pay stubs; tax records, government assistance, or retirement/security statements. For self-employed, business license and tax returns and/or bank statements are required.

RENTAL HISTORY

All applicants must have acceptable and verifiable rental history for at least the past year.

CREDIT

A credit report and a public records search (including civil, criminal and eviction reporting) will be obtained on each applicant. No evictions allowed.

PETS – TYPE, SIZE AND QUANTITY

If accepted, all pets must be approved by owner and an additional pet deposit of \$500 per pet, maximum of 2 pets will be allowed. **We do not accept Pit Bulls, Boxers, Bulldogs, Dobermans, Rots or Chows.**

An application may be denied for any of the following reasons:

Incomplete or false information, inability to verify rental history or poor references from previous landlords, inadequate verifiable income to meet rental criteria, poor credit report or court judgments or filings for evictions or financial delinquency.