



BLUE STAR Property Management Group

8 The Green #19646, Dover, DE 19901 | 205.952.6567 | BlueStarPMG.com

Residential Rental Property Requirements

The below requirements apply to residential rental property applicants. Applicants must meet ALL of the requirements to be accepted. All residents age 18 and over are required to be listed as applicants. We do not accept co-signers/guarantors. Applicants are guaranteed housing only after signing a lease and paying the security deposit (equal to 1 month's rent), pet deposit (if applicable) and first month's rent.

Applications are processed in the order they are received. Upon approval, applicants are provided with a link to schedule a showing at their convenience during which they may pay the deposit to hold the property for move in. Deposits are accepted on a first come first served basis, applicants are encouraged to schedule showings as soon as possible for this reason.

1. Applicant(s) must be 18 years old or older and complete the application truthfully and in full.
2. Applicant(s) must have a documented, reliable household gross income of at least 3x the rent.
 - a. Must provide 2 of your most recent paystubs. New hire/offer letters are not accepted.
3. Applicant(s) must have no landlord/tenant judgments, evictions or unpaid landlord/tenant debts within the last 10 years.
4. Applicant(s) must not be involved in an active/open landlord/tenant case.
5. Applicant(s) must be current on their utility bills and be able to transfer utilities into their name.
6. Applicant's accounts should be in good standing.
 - a. Total past due amount (excluding medical and student debt) must be below \$3,000. This includes debt that is in collections or has been charged off.
7. Applicant(s) must not have filed for bankruptcy within the last 10 years.
8. Applicant(s) must not be wanted by any law enforcement agency or have any criminal record relating to fraud, theft, violence, drugs, or other offenses deemed unacceptable by the landlord within the last 10 years. Any criminal history must be disclosed on the application.
9. Applicant(s) must be able to pay the security deposit (equal to 1 month's rent) upon approval.
10. Applicant(s) must be able to pay the first month's rent and take possession of the rental unit within 2 weeks of paying the deposit unless otherwise permitted by the landlord.
11. Applicant(s) must respond to the landlord's requests for more information or clarification regarding their application within 24 hours.
12. Applicant(s) must view (in person) the home in which they are choosing to apply for after their application has been approved.
13. Applications remain active in our system for 60 days (after submission).

*The landlord reserves the right to reject an applicant for failure to meet any of the above requirements or other reasons that suggest the applicant may not be a suitable tenant.

(Requirements last updated February 2026)



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