

## Welcome to Your Future New Home!

We're so glad you've chosen to view one of our homes! To help you navigate the application process and make your move-in smooth and stress-free, please review the steps below carefully.

### **Step 1: Application**

- **Apply online:** <https://www.stingerhomemanagement.com>
- **Fee:** \$50 per applicant (All occupants 18 years or older must complete their own application)
- **Income:** Combined monthly income must be at least 3x the rent
- **Credit:** Minimum credit score of 650 (For those applying Income towards 3x rent requirement)
- **Rental history:** No evictions filed within the past 5 years. Provide Landlord contact info for your past 3–5 years of residency.
- **Background:** Criminal convictions may affect eligibility

#### Documents to upload with your application:

- Proof of income (LES, Paystubs, W-2, or tax return). If self-employed: 2 years of 1099s or Tax Returns

### **Step 2: Pet Screening**

We partner with PetScreening to ensure consistent pet and animal policies. **Even if you don't have a pet**, you'll need to create a Pet, No-Pet, or Animal Profile at: <https://stingerhomemanagement.petscreening.com>

### **Step 3: Lease & Security Deposit**

Once your application is approved:

- We'll send your lease for review and signature.
- A Security Deposit is due within 48 hours of signing, payable by certified check or your Stinger Home Management Online Portal. Checks should be made payable to: Stinger Home Management.

### **Step 4: Utilities**

Utilities will need to begin on your Lease Start Date (This may not be your actual Move-In Date). Start this process at least 7 business days in advance. **Save your confirmation notices as you will have to upload them.**

### **Step 5: Insurance**

All residents are automatically enrolled in our Resident Benefits Package (RBP), which includes Renters Insurance. If you prefer to use your own policy, refer to your Lease Agreement for instructions on how to do so.

### **Step 6: Move-In & Key Transfer**

- Once all requirements are complete, to include paying your First Month's Rent, your keys will be ready on your Move-In Date.
- Within 48 hours of move-in, please complete and submit your Move-In Checklist.

### **Stinger Home Management Portal Payment Notes**

- \$0.50 convenience fee applies to all payments
- 4% processing fee for debit/credit cards

\*\*To avoid fees, we recommend using ACH payments by using your bank routing and account number\*\*

***We're excited to work with you! Let us know how we can help!***

## Residents Benefits Package

Our Resident Benefits Package is designed to make renting easier and more convenient. It includes on-time rent reporting to help build your credit, a secure resident portal for easy payments and maintenance requests, HVAC air filter delivery for healthier living, and added peace of mind with optional renter-friendly protection services. The package helps streamline your rental experience while supporting your financial and home well-being.



**"I'm getting way more out of renting than I ever did before"**

-Helen S.

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# Benefits so good, you may never want to leave.

At Stinger Home Management, LLC, all of our residents get the #1, most-awarded experience:



### Filter Delivery Service

Changing filters is as easy as opening the front door. This service helps you save up to \$250/year and reduces the hassles of repairs.



### \$1M Identity Protection

1 in 4 Americans are victims of identity fraud. All adult leaseholders get \$1M coverage backed by AIG, monitoring through IBM's Watson, and a dedicated, US-based Identity Restoration Specialist.



### Resident Rewards Program

Rent day is now rewards day. You'll get cash, giftcards, and exclusive discounts you can use to save up to \$4500/year on everyday expenses.



### 24/7 Maintenance Coordination

It always seems like things happen after hours. This makes reporting those pesky maintenance issues easy and fast either online or by phone.



### Home Buying Assistance

For those who want to move onto homeownership, we'll help you get there.



### Online Portal

Access your documents and pay rent through our easy to use online portal.



### Credit Building

We report every rent payment so you build credit. Average increases of 23 to 42 points in resident scores, so you can qualify for more and save hundreds. We can report up to the past 24 months for an immediate boost.



### Renters Insurance

We've secured the industry-leading value policy from an A-rated carrier. You'll benefit by being added to our master policy so all of your insurance requirements in the lease are met. If you want a retail individual policy, you can still get that at any time.



### Vetted Vendor Network

Everyone who services your home is screened to exceed our standards for insurance, licensing, and professionalism for the job.



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