

STINGER
HOME MANAGEMENT

Tenant Screening / Move-In Preparation Checklist

- ☐ Complete TransUnion SmartMove application - \$40 per applicant over the age of 18 (Use link e-mailed to you by Agent)
 - Combined gross monthly income must be at least three times the amount of rent
 - No evictions filed in the past 5 years
 - Credit score of 650 or above
 - Criminal records and convictions may be grounds for denial
- ☐ Provide landlord contact info for past 3-5 years of residency to Agent
- ☐ **Pets:** We use a third-party service, PetScreening, to ensure all applicants understand how to adhere to the property's pet and animal policies, **even if you do not have a pet or animal**. All applicants must complete a Pet, No Pet, or Animal Profile. Go to <https://stingerhomemanagement.petscreening.com/> to complete your pet profile.
- ☐ **Lease:** Once application has been approved, a lease will be drafted and provided to you. Sign lease and provide security deposit within 48 hours.
- ☐ **Utilities:** Setup utility services in your name to start on the first day of your lease. Due to the time it takes to complete the transfer of services, this must be initiated 7 business days prior to the start of your lease.
 - Beaufort-Jasper Water Sewer Authority <https://www.bjwsa.org/start-services/> or 843-987-9200
 - Dominion Energy <https://www.dominionenergy.com/south-carolina/start-stop-service> or 1-800-251-7234
 - Upload proof of utility transfer to the confirmation email link sent to you no later than 3 days from lease start date.
- ☐ **Resident Benefits Package:** Your lease includes our Resident Benefits Package (RBP), which covers your renters insurance requirement plus perks like credit-building rent reporting, \$1M identity protection, filter delivery, and 24/7 maintenance coordination. See the attached RBP flyer for details, or reference Paragraph 15 of your Lease Agreement.
- ☐ **Key Transfer:** Once all requirements are met as stated above, Stinger Home Management will deliver the keys to the tenant on the start date of the lease agreement.
 - *All fees, including first month's rent, must be paid through your RentVine tenant portal prior to key issuance.*
- ☐ **Move-In Checklist:** Complete your Ztenant move-in inspection within 48 hours of move-in.