

Anyone interested in any of our properties need to:

1. Drive by the property.
2. To view the property a View Property form needs to be on file before an appointment will be scheduled unless an open house is scheduled. ([Click here for form](#))

## **Qualifications** (effective June 1, 2017)

3. Applying for a property:
  - Every applicant over the age of 18 must submit a completed application long with \$35.00 in the form of cash, cashier check or money order made out to Lea Pannell Realty, Inc. which is non refundable.
  - Must provide valid Photo ID.
  - Section 8 Choice Voucher Assistance Estimator breakdown (if applicable).
4. Income and Employment Verification:
  - Must have a minimum of six months employment history with current employer.
  - Applicant must provide the most current three months of original pay stubs (no copies). We will make copies. All income must be verifiable. Applicants who are self-employed must provide the last two years of their tax return.
  - We require a total combined monthly income of 2.5 times the monthly rent. There are no exceptions.
5. Credit History:
  - The credit reports are used as our major criteria in choosing the best possible tenant.
  - Credit score, late payments, debt to income ratio and judgements are the areas our company looks at as choosing the best possible tenant.
  - Credit Score breakdown:
    - i. Scores 650 or higher are most favorable.
    - ii. Scores between 575 and 649 maybe considered with a higher deposit.
    - iii. Scores below 649 may not qualify you for our properties unless double deposit is put down.
    - iv. Applicant owing money to a utility company and/or landlord must have these paid off before being approved and must also provide evidence.
    - v. Applicant who has filed bankruptcy within the last six (6) months cannot apply.
6. Rental History:
  - You must provide in your rental application where you have lived for the past five consecutive years. Even if you didn't pay rent.
  - Rental history from the past three years must be verifiable with contact information for a landlord that is not related to you.
  - The information we obtain from your landlords is the best indication that we can get as to how you will take care of our property.
  - We also may visit your current residence, as this too will give us the opportunity to see how you have taken care of your current residence.
  - If you have only rented from friends and family, a higher deposit may be required or be the basis denial of an application.
7. Evictions:
  - We will not rent to anyone who has an eviction of any kind on his or her credit report within the past five years. If you do have an eviction prior to five years ago, you must present strong rental and employment history, which can be verified.

8. Co-signers & Larger Deposits:

- We do not accept co-signers for our properties. If your credit score is below 649 and you have been at your job less than six months, a larger deposit may be required.

9. Application will be denied:

- If the application is not complete.
- By providing false details or omitting necessary information during the application process.