LUVISMIN HILL | NAN & CO PROPERTIES

LEASE HIGHLIGHTS

DOCUMENTS REQUIRED

- Completed TAR-2003 Lease Application (per person over 18 years old on the lease)
- Copy of a valid driver's license for each applicant 18 or older.
- Copies of the last 2-months of pay stubs.

IF CREDIT SCORE IS BELOW 580

- Provide rental history
- Include a letter explaining any discrepancies on the credit report.

RENTAL CRITERIA:

- Preferred credit score of 580 or higher.
- No prior broken leases, evictions, or felony convictions.
- Gross monthly income must be at least 2 times the monthly rent.

IF YOU NEED A PET FRIENDLY LEASE:

- Submit a photo of your pet.
- For Emotional Support Animals (ESA), provide an up-to-date ESA letter.

FEES & IMPORTANT NOTES

- The application fee is **$50** per applicant.
- All Applications must be submitted through the property's RentSpree link.
- The security deposit is due within 48 hours of landlord approval and lease execution.
- Outside credit reports will NOT be accepted.

LUVISMIN HILL | REALTOR

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