



Rental/Lease Policies

The following policies are established to ensure that all prospective applicants for a property processed by All County First Choice will be treated equally.

Please read the following policies. If you feel you meet the guidelines for qualifying, we encourage you to submit an application. Please be advised that the following guidelines are for general information only.

A number of criteria are used to evaluate an application. We reserve the right to evaluate individual circumstances used to make a final decision, subject also to our client's approval. In some cases, alternative procedures can be used to approve an application. It should be noted that the owner of the property has the final authority for any decision made. We strictly adhere to Fair Housing Laws and do not discriminate against any federally protected class or handicap.

Applicants

- Each person eighteen (18) years of age or older must complete and sign an application and only the applicants may reside in the property.
- If a co-signer is required, the co-signer must also complete and sign application. The acceptance of a co-signer is not normal policy and is subject to individual approval or denial by All County First Choice and/or its clients.
- To be processed and considered, a NON-Refundable processing fee must accompany applications.
- The application will not be considered with missing or false information.
- No evictions or owing funds to a previous landlord. NON-NEGOTIABLE

Processing Fees

- \$50.00 NON-refundable processing fee (per applicant) will be collected (cash or money order if not completing online)
- \$150 Administrative fee will be collected (money order or certified funds) upon lease signing.

Credit Criteria

- All County First Choice Property Management will obtain a credit report for each applicant and co-signer eighteen (18) years of age or older. Reports supplied by applicants will not be accepted.
- No evictions or owing funds to a previous landlord.
- Discharged bankruptcies and foreclosures over a year old are acceptable. A larger security deposit may be required.
- For rental homes \$1200 or less a minimum credit score of 525 is required, for rentals home \$1201 or higher a minimum credit score of 600 is required.

Co Signer

- Income level must be at minimum 5 times the rent price.
- Must have a minimum credit score of 720.

Income Requirement

- Two and a half times (2 ½) the rent is required for homes \$1200 or under, three (3) times the rent is required for homes \$1201 or higher.

Identification

- A copy of your photo ID must be provided.

Conditions of Lease Signing

- Lease signing is available Monday through Friday by appointment only.
- All utilities, when applicable, must be transferred into residents' name as of the date of possession.
- Security deposit and first's month rent are to be paid in certified funds and lease must be fully executed before keys are provided.
- Applicants understand All County First Choice Property Management will charge a minimum carpet and unit clean charge at the time of lease expiration.

NOTE: Some properties do not accept pets.

All County First Choice Property Management
11701 Belcher Rd S. Suite 101-A
Largo, FL 33773
727-614-0076 phone
727-614-0077 fax
www.allcountyfirstchoice.com
contact@allcountyfirstchoice.com