

# GREAT HOME IN ST. JOHN'S LANDING - MARION

**901.428.3000**

821 SAINT JOHNS BLVD.  
Marion, Arkansas 72364

**Rent: \$1,795.00** **Size:** 2051 SqFt

**3 Beds** **2 Baths** **Single Family House**

**Deposit:** \$1,795.00 USD  
standard approval amount

**Application Fee:** \$70.00 USD

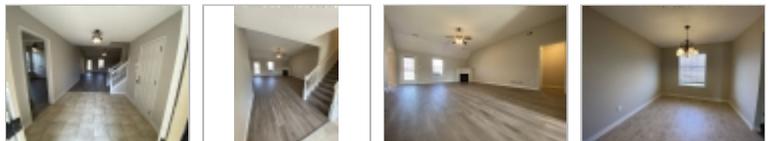
**Included Utilities:**

No Utilities Included

**Schools:** MARION SCHOOLS

For more information:

<http://www.jandergroup.com>



## Property Description

AVAILABLE NOW - READY FOR MOVE-IN!!

This Marion Rental home features 3 Bedrooms, 2 Bathrooms, and an upstairs Bonus Room. It is a true split floor plan with the Primary Bedroom and Primary Bathroom on the opposite side of the house as Bedrooms 2 and 3. When walking into the home, you will see the beautiful luxury vinyl plank style flooring in the Great Room which also extends into the Hallways and Bedrooms. There is vinyl flooring the Kitchen and Bathrooms. The Great Room is large enough to fit just about any furniture including sectional couches. The walls throughout the house are a beautiful neutral grey color.

The Kitchen includes upgraded appliances: side-by-side refrigerator, range/stove, microwave, dishwasher, and disposal. The Primary Bedroom has ceiling fan and walk-in closet with the attached Primary Bathroom boasting a separate shower from the roman style tub.

The backyard is fenced providing a relaxing private area. If you want quick and easy access to Downtown Memphis while having the peace and quiet of suburban living, this home is for you. Being located off of Mound City Road, you are less than 10 minutes from Downtown Memphis.

Three Vehicles Max

Always check our website - [www.jandergroupmidsouth.com](http://www.jandergroupmidsouth.com) - for up-to-date info and availability of this home or email us at [Leasing@jandergroup.com](mailto:Leasing@jandergroup.com).

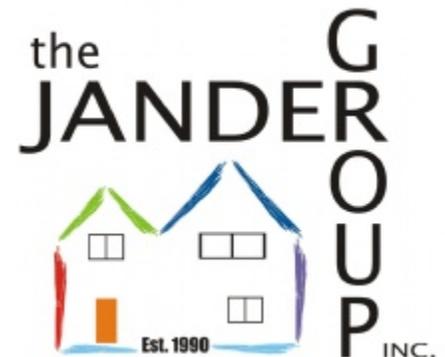
\*\*\*\*IMPORTANT\*\*\*\*

When replying please make sure to send to [leasing@jandergroup.com](mailto:leasing@jandergroup.com). Most sites will send your reply to a site-specific address instead of our [leasing@jandergroup.com](mailto:leasing@jandergroup.com) address.

### Financial Requirements:

There is a nonrefundable lease application fee per adult or married couple, which must be paid to process a lease application. Please find the lease application and fee information available on our website.

Applicants meeting the standard and customary qualifications for rental have a security deposit equal in value to one month's rent. Conditional approvals require a higher security deposit. At minimum, lease applications will have the following checks completed: full-time local employment (no co-signers), current and previous verifiable rental/mortgage payment history, standard retail credit report, eviction search, criminal record history, bankruptcies, and foreclosures/short sales search. Please note that applicants with a bankruptcy discharged for less than two years cannot be approved (NO Exceptions).



## The Jander Group, Inc.

Office Location  
1813 State Highway 77 (map)  
Marion, Arkansas 72364

**The Jander Group, Inc.**  
**901.428.3000**



EQUAL HOUSING  
OPPORTUNITY

At minimum, any required deposits, first month's rent, and maid cleaning fee are due at lease commencement.

**Move in Special:** active duty military receive \$100 off first month's rent

### Restrictions

**Dogs:** Dogs (ok)

**Cats:** Cats (ok)

BREED RESTRICTIONS/PETS ON APPROVAL  
BASIS

**Smoking:** No Smoking

### Lease Details

minimum lease into 2025

**Date Available:** Immediately