

Cullen Homes Rental Selection Criteria

1. Head of Household must be a minimum of 18 years old to apply.
2. The household cannot have more than the following number of people living in the apartment:
Studio 1 person
1 bedroom 2 people
2 bedroom 4 people, but no more than 3 adults*
3 bedroom 6 people, but no more than 3 adults*
** This is to allow maximum housing opportunities for families with children, but to eliminate the problems with excessive traffic, crowding, and parking when multiple adult roommates share an apartment.*
3. Applicants must provide true, correct, complete and verifiable information to Cullen Homes.
4. If applicant lacks Social Security Number, they must show Home Country Identification and because of high percentage of skips by non-U.S. residents, their security deposit will be doubled.
5. Household gross income must be a minimum of 2.0x the rent that will be paid by the tenant(s).
6. Applicants must document sufficient income from a reliable, verifiable and predictable source.
7. Applicants must have some positive credit history and a record of paying obligations on a timely basis. Past due credit, written off accounts, accounts in collection or no credit history may be a basis for denial of an application or requirement of prepaying rent in addition to the deposit to be accepted.
8. An unlawful detainer or eviction will likely cause an application denial or a double damage deposit.
9. Applicants must have a favorable reference from 2 years of verifiable rental or ownership history.*
 - Rent (or mortgage) payments made on time and of the correct amount
 - No money due any previous landlord or mortgage holder.
 - Have fulfilled all rental obligations and complied with all terms of the lease.** First time renters, students, or new immigrants, exceptions may be considered with a larger deposit.*
10. Applicants with multiple misdemeanors, in the past 10 years, or any felony convictions will likely be rejected. The only exception would be if the rest of your application is stellar and we become convinced you are now law abiding.
11. Further, applicants must have no history that may jeopardize our rental license, endanger the health, safety or welfare of residents or staff, cause injury to the reputation of the property or increase in the rate of insurance.
12. The relationship between a landlord and a tenant is a business relationship. A courteous and business like attitude is required from both parties. We reserve the right to refuse rental to anyone who is verbally abusive, swears, is disrespectful, makes threats, has been drinking, is argumentative, or in general displays an attitude that management believes would prohibit a positive business relationship.
13. Applicants must provide a valid driver's license or picture ID.

Three Critical Statements:

1. If you feel you have not been treated fairly in any way or have been discriminated against in anyway by an agent or employee of management. Please contact the owner at: PO Box 1250, Minnetonka, MN, 55345
2. If your application is rejected, please select the method to notify you:
 - Mail to your "Present Address" or to this address: _____
 - Phone you at your "Home Phone".
 - Hold results for you to pick up. **(default)**
3. **We certify that we can meet all of the above criteria and ask Cullen Homes to consider our application. We understand that this application will not be processed without a \$35.00 application fee and that the fee will be retained by Cullen Homes if we fail any of the criteria specified above.**

Applicant1: _____

Applicant2: _____

Phone #: _____

Phone #: _____