



Resident Screening Criteria

A summary of our guidelines is included below. If you feel you meet the criteria, we encourage you to apply and look forward to welcoming you home to The Woodlands of Minnetonka!

- A credit score of 695 or higher (Minimum Deposit)
- A credit score of 694-646 (Double Minimum Deposit)
- A credit score of 645 (1.5x base rent)
- Established credit history within 24 months.
- No outstanding mortgage debt evident within 60 months
- No outstanding utility debt evident within 84 months
- No bankruptcies within 36 months
- No outstanding landlord debt evident within 24 months
- No foreclosures within 60 months
- No civil judgments within 36 months
- No outstanding tax liens within 60 months
- Less than \$1,500 in collections within 24 months
- Pass social security number verification.
- Not listed on sex offender registry
- Pass criminal background screening.
- No evictions filed within 72 months.
- No outstanding rental debt reported.
- No lease violations reported within 12 months.
- Less than 4 late rent payments reported within 12 months.
- Monthly combined income - 3 times the rent amount in gross wages.

If you meet the criteria and your application is accepted, you will have peace of mind knowing that other residents in our community have been screened with equal care and thoroughness.

Please visit our property website at www.woodlandsmn.com to fill out an application!

