**Applicant Selection Guidelines and Criteria**

Lead Ridge Properties maintains the highest standards in Applicant selection for its properties. The following criteria have been standardized as a part of the selection process:

**Income:** Applicant grosses 3x monthly rent in combined household income. A 2x security deposit may be considered if Applicant does not meet this guideline but gross income must exceeds 2x monthly rent. Applicant may also opt for a suitable co-signer to execute the lease agreement jointly. Full credit and background check will be performed on co-signer.

**Credit:** Applicant has FICO (as reported by any of the top 3 agencies) of 550 or above. If Lead Ridge Properties deems Applicant trustworthy and able to make rent payments, Applicant would be considered with 2x security deposit or suitable co-signer to execute the lease agreement jointly. Full credit and background check will be performed on co- signer.

**Criminal:** Applicant must not have a current warrant for arrest or have been convicted of a felony (other than DUI/DWAI) in the past 6 months to be considered for lease. Lead Ridge Properties will not lease to Applicants past sex offenders, or violent felons.

**Bankruptcy:** Applicant shall not be in personal or business bankruptcy, nor shall be contemplating such bankruptcy to be considered for lease.

**Pets:** Applicant shall not have pets generally or legally considered to be a vicious breed. Lead Ridge Properties reserves the right to not rent to tenants with pets. Pets may be negotiated at time of lease.

**Eviction/Foreclosure:** If Applicant has been involved in eviction or foreclosure, Lead Ridge Properties may refuse to lease property to Applicant, or require 2x security deposit and/or suitable co-signer.

**Occupancy:** Applicant understands that no more than 3 unrelated parties may share a single dwelling, and no more than 2 occupants may inhabit the same room.

**Medical Marijuana:** No growing is allowed in Lead Ridge Properties under any circumstances. If resident submits proof of valid medicinal marijuana card, marijuana may be consumed by smoking outside only, 15 feet from any door or window of premise. Assuming a valid card, other non-smoke-producing consumables are allowed inside premise.

In no way will Lead Ridge Properties base any decision criteria on factors including Sex, Familial Status, Race, Religion, Creed, National Origin, Disability, State and/or local laws may include additional classes which are protected from discrimination in housing.