



CLEAR INVEST
LEARN-INVEST-BUILD WEALTH

Basic Tenant Selection Criteria

INCOME & EMPLOYMENT REQUIREMENTS

- **Minimum Rent-Income Ratio: 33% (based on net income)**
- **Permanent employment with salaried income**
- **Self-employed with two-year proof of income. Net income would be based on the average of the last two years.**

CREDIT WORTHINESS

- **A minimum credit score of 650**
- **Monthly debt obligations will factor into net income calculation**
- **No bankruptcy or collections within the last 4 and 2 years respectively**

ADDITIONAL REQUIREMENTS

- **Minimum of 3 professional references**
- **Non Smoking**
- **No Pets (landlord preference)**
- **Minimum one-year lease**

Each Application is reviewed carefully, these are the minimum requirements.