LANDLORD'S SCREENING REQUIREMENTS

This form helps landlords and agents document their tenant screening criteria in compliance with California Civil Code §1950.6 (as amended by AB 2493). It should be disclosed to all applicants prior to collecting an application or screening fee.

ADDRESS:
1704 North Fairview St, Burbank, CA 91505

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
Yes	No	700

INCOME VERIFICATION REQUIREMENTS (EX: 2 MO. BANK STATEMENTS):
2 months of bank statements, 3 paystubs

MINIMUM RENTAL HISTORY:
1 year minimum

PRIOR LANDLORD REFERENCES:
Yes

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
3	No

IDENTIFICATION AND DOCUMENT REQUIREMENTS:
ID

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
No	Yes

PET RESTRICTIONS (SIZE, NUMBER, BREED):
One small pet

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:
No smoking, 1 assigned parking available, condo is near Victory Blvd, no HOA

Landlords and agents must ensure these criteria are applied consistently and comply with all Fair Housing laws, including prohibitions on discrimination based on race, color, religion, sex, gender identity, sexual orientation, familial status, disability, national origin, source of income, and other protected characteristics.

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