

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:

2954 Hermosa Ave #A Glendale, CA 91214

REUSABLE SCREENING REPORTS?

30 Days

IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?

No

MINIMUM CREDIT SCORE:

680

INCOME VERIFICATION REQUIREMENTS (EX: 2 MO. BANK STATEMENTS):

1-month paystubs
2-months bank statements

MINIMUM RENTAL HISTORY:

2 years

PRIOR LANDLORD REFERENCES:

Yes

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:

2

CO-SIGNER OR GUARANTOR ACCEPTED?

No

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Copy of Driver's License
Copy of Social Security card

CRIMINAL HISTORY CONSIDERED?

No

PETS ALLOWED?

No

PET RESTRICTIONS (SIZE, NUMBER, BREED):

N/A

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No smoking / street parking

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.