

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:

28043 Woodstock Ave, Castaic, CA 91384

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
No, we have to run credit	No	700

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

Income of 3 x rent and 6 months of proof of income docs
Stubs/bank recs

MINIMUM RENTAL HISTORY:

5 years

PRIOR LANDLORD REFERENCES:

5 years

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

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Current ID or Drivers License, Social Security Card

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
Will Consider	yes

PET RESTRICTIONS (SIZE, NUMBER, BREED):

1 Pet - Dog or a Cat - Owner has to approve Dog type

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No smoking inside the house. Quiet time 10:00 pm to 7:00 am

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.



DocuSigned by:
James L Bowers
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