

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:

23102 Middlebank Dr Newhall CA 91321

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
<i>no</i>	<i>no</i>	<i>720</i>

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

yes

MINIMUM RENTAL HISTORY:

yes

PRIOR LANDLORD REFERENCES:

yes

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
<i>Two Adults and children</i>	<i>yes</i>

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

yes

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
<i>yes</i>	<i>yes</i>

PET RESTRICTIONS (SIZE, NUMBER, BREED):

under 50 at adult are full grown

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

no smoking

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.

