

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:

44961 5th St E Lancaster, CA 93535

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
Yes	No	600

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

2 mo bank statement, pay stub

MINIMUM RENTAL HISTORY:

2 years

PRIOR LANDLORD REFERENCES:

required

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
TBD	Yes

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Driver's license

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
No	TBD

PET RESTRICTIONS (SIZE, NUMBER, BREED):

TBD

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No smoking allowed.

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.

