

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:

78191 Calle Norte
La Quinta Ca 92253

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

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

3 months

MINIMUM RENTAL HISTORY:

1 year

PRIOR LANDLORD REFERENCES:

Prefer if they rented local but if it is 30 day rental not necessary

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

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

2 forms of ID

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
No	Yes

PET RESTRICTIONS (SIZE, NUMBER, BREED):

2 dogs maximum weight 30 lbs each

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No Smoking inside Must follow all HOA restrictions

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.

