

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:

28688 Lavatera Avenue, Murrieta, CA 92563

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
No	No	640

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

Income > 3 times rent. Provide 2 mo. paystubs or self employed 2 mo. bank sta

MINIMUM RENTAL HISTORY:

2 years

PRIOR LANDLORD REFERENCES:

Yes

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

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Drivers License and Social Security Card

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
No	Dogs, 2 maximum, Altered, current vaccine and Lic.

PET RESTRICTIONS (SIZE, NUMBER, BREED):

No Pit Bull, Rottweiler, Doberman, Mastiff, German Shepard, Great Dane, Staffordshire

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.

