

# 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:**

507 Grove Place, Glendale, CA 91206

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
Yes	Possibly	N/A

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

Bank statement

**MINIMUM RENTAL HISTORY:**

1 year

**PRIOR LANDLORD REFERENCES:**

N/A

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

**IDENTIFICATION AND DOCUMENT REQUIREMENTS:**

ID, Proof of income

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
Yes	Yes

**PET RESTRICTIONS (SIZE, NUMBER, BREED):**

1

**SMOKING, PARKING, NOISE, HOA RESTRICTIONS:**

2 car garage + driveway

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.

