

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:

5433 Farmdale

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

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

3 month bank statement and current tax return

MINIMUM RENTAL HISTORY:

Rental or ownership history for three years

PRIOR LANDLORD REFERENCES:

Yes

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

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Valid ca drivers license and social security or us passport

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
Yes	No

PET RESTRICTIONS (SIZE, NUMBER, BREED):

No pets

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No smoking no hoa

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.