

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:

1466 Stanley Ave Glendale, CA 91206

REUSABLE SCREENING REPORTS?

YES

IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?

NO

MINIMUM CREDIT SCORE:

670

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

2 months of Bank Statement, 1 month of paystubs

MINIMUM RENTAL HISTORY:

2 yrs.

PRIOR LANDLORD REFERENCES:

YES IF POSSIBLE

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:

2

CO-SIGNER OR GUARANTOR ACCEPTED?

YES

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

ID, SS#, Passport

CRIMINAL HISTORY CONSIDERED?

NO

PETS ALLOWED?

YES

PET RESTRICTIONS (SIZE, NUMBER, BREED):

Small pets only

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

NO

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.