

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:

4310 Pennsylvania Ave La Crescenta Ca. 912154

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
yes	no	680

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

Yes

MINIMUM RENTAL HISTORY:

One Year

PRIOR LANDLORD REFERENCES:

last landlords info

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
4-5	subject to

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Copies of SS card, Driver license, last two pay stubs and last two months bank st

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
no	indoor cat

PET RESTRICTIONS (SIZE, NUMBER, BREED):

indoor only, small cat or dog

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

no smoking , street parking

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.

