

# 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:**

345 North Jackson Street Unit 309, Glendale, CA 91206

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
1 month old	No	650

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

2 month bank statements accepted

**MINIMUM RENTAL HISTORY:**

2 prior landlords required

**PRIOR LANDLORD REFERENCES:**

2 prior landlords required

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
4	yes

**IDENTIFICATION AND DOCUMENT REQUIREMENTS:**

Required

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
No	No

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

NA

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

Complied with HOA rules & regulations

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.

