

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:		
4418 kingswell ave Los Angeles ca 90027		
REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
2	No	730
INCOME VERIFICATION REQUIREMENTS (EX: 2 MO. BANK STATEMENTS):		
4 months		
MINIMUM RENTAL HISTORY:		
5 years		
PRIOR LANDLORD REFERENCES:		
2		
MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?	
Family	Yes	
IDENTIFICATION AND DOCUMENT REQUIREMENTS:		
Yes		
CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?	
No	No	
PET RESTRICTIONS (SIZE, NUMBER, BREED):		
Small		
SMOKING, PARKING, NOISE, HOA RESTRICTIONS:		
Yes parking No smoking		

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.

