

# 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:**

*1147 W Avenue H-11 Lancaster, CA 93534*

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

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

*Last 2 Paychecks or last 2 months of bank statements (for self employed)*

**MINIMUM RENTAL HISTORY:**

*Last 2 years rental history*

**PRIOR LANDLORD REFERENCES:**

*Last 2 landlords/property managers*

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
3	Yes

**IDENTIFICATION AND DOCUMENT REQUIREMENTS:**

*Drivers Lic., or Real ID*

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
Yes	Yes

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

*Under 20 lbs.*

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

*2 Parking spaces in driveway, 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.

