

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:

1079 E Elmwood Ave, Burbank, CA 91501

REUSABLE SCREENING REPORTS?

Yes

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

No

MINIMUM CREDIT SCORE:

700 minimum

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

Yes, one month's paystubs or 3 months bank statements

MINIMUM RENTAL HISTORY:

2 years

PRIOR LANDLORD REFERENCES:

Yes

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:

Inquire

CO-SIGNER OR GUARANTOR ACCEPTED?

No

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

ID's

CRIMINAL HISTORY CONSIDERED?

No

PETS ALLOWED?

Inquire

PET RESTRICTIONS (SIZE, NUMBER, BREED):

Small up to 20 lbs.

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No smoking, garage & 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.

