

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:

725 Palomares Avenue, San Dimas, CA 91773

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
Yes	No	760

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

Employment verification letter from employer, and bank statement

MINIMUM RENTAL HISTORY:

5 years

PRIOR LANDLORD REFERENCES:

Preferable

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

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

VALID California ID/Driver License, or Federal issued Passport/Passport Card

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
No criminal history, consider asking for background check	Conditional

PET RESTRICTIONS (SIZE, NUMBER, BREED):

Will discuss case by case

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No smoking. Total commitment to all HOA rules and 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.

