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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:

214 W. Kavenish Dr. Palm Desert, CA 92270

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
Yes	NO	680

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

Rent Spree package 2 months bank statements
2 months income pay stubs

MINIMUM RENTAL HISTORY:

OPEN

PRIOR LANDLORD REFERENCES:

Yes (thru Rent Spree)

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

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Drivers licenses for each adult

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
Possible	Submit

PET RESTRICTIONS (SIZE, NUMBER, BREED):

Maximum of 2

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

NO Smoking, NO outdoor music

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.