

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:		
1134 Campbell st #307 Glendale CA 91207		
REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
Yes	No	700
INCOME VERIFICATION REQUIREMENTS (EX: 2 MO. BANK STATEMENTS):		
Income verification and bank statement required		
MINIMUM RENTAL HISTORY:		
3 years		
PRIOR LANDLORD REFERENCES:		
not required		
MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?	
5	Yes	
IDENTIFICATION AND DOCUMENT REQUIREMENTS:		
Yes		
CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?	
candidates with criminal history will not be considered	yes	
PET RESTRICTIONS (SIZE, NUMBER, BREED):		
small, only one. cat or dog		
SMOKING, PARKING, NOISE, HOA RESTRICTIONS:		
no smoking indoors (ok in the balcony)		

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.

