

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:

336 West Lexington Drive, Glendale, CA, CA 91203

REUSABLE SCREENING REPORTS?

Yes

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

No

MINIMUM CREDIT SCORE:

700

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

Last 2 months of pay stubs and bank statements

MINIMUM RENTAL HISTORY:

1 to 2 years of verifiable rental history

PRIOR LANDLORD REFERENCES:

Preferably required

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:

5 person

CO-SIGNER OR GUARANTOR ACCEPTED?

Yes, subject to credit and income approval

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Photo ID, proof of income and completed rental application

CRIMINAL HISTORY CONSIDERED?

Yes

PETS ALLOWED?

NA

PET RESTRICTIONS (SIZE, NUMBER, BREED):

NA

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No smoking inside the property and 10 feet away outside. Noise subject to California and local ordinances

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.