

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:

21825 Jeffers Ln Santa Clarita CA 91350

REUSABLE SCREENING REPORTS?

Yes

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

No

MINIMUM CREDIT SCORE:

740

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

2 mo. Bank Statement

MINIMUM RENTAL HISTORY:

1 Year

PRIOR LANDLORD REFERENCES:

No

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:

6

CO-SIGNER OR GUARANTOR ACCEPTED?

Yes

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

ID +GREEN CARD or PASSPORT

CRIMINAL HISTORY CONSIDERED?

Yes

PETS ALLOWED?

No

PET RESTRICTIONS (SIZE, NUMBER, BREED):

No pets

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No smoking inside the house

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.