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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:

41201 Laidlaw Ln, Palmdale, CA 93551

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
O/K	NO	720

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

Bank Statements, verification of Paystubs or Taxes

MINIMUM RENTAL HISTORY:

5yrs.

PRIOR LANDLORD REFERENCES:

Yes

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
4	NO

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Paystubs, ID, TAX, Bank Statements

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
NO	NO, only Svc. Animals w/ Documentation

PET RESTRICTIONS (SIZE, NUMBER, BREED):

No pets. Only Svc. animals.

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

Non smoking. No HOA, parking only driveway

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.

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