

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:

914 E. ELK AVE #3, GLENDALE CA 91205

REUSABLE SCREENING REPORTS?

NO

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):

2 MONTHS PAY STUB OR 2 MONTHS BANK STATEMENT

MINIMUM RENTAL HISTORY:

1 YEAR DOMESTIC; COSIGNER NEEDED OR INT'L

PRIOR LANDLORD REFERENCES:

NO

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:

5 (2+1 RULE)

CO-SIGNER OR GUARANTOR ACCEPTED?

YES

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

STATE OR GOV'T ID; IF OUT OF COUNTRY, COSIGNER

CRIMINAL HISTORY CONSIDERED?

NO

PETS ALLOWED?

NO, ONLY SERVICE

PET RESTRICTIONS (SIZE, NUMBER, BREED):

NO PETS

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

NO SMOKING ON PROPERTY, 2 ASSIGNED PARKING SPACES

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.