

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:		
10699 San Diego Mission Road Unit #205, San Diego, CA 92108		
REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
No	No	Negotiable
INCOME VERIFICATION REQUIREMENTS (EX: 2 MO. BANK STATEMENTS):		
2 months of checking and savings statements, 2 months pay stubs		
MINIMUM RENTAL HISTORY:		
1 year		
PRIOR LANDLORD REFERENCES:		
Yes		
MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?	
2	Yes	
IDENTIFICATION AND DOCUMENT REQUIREMENTS:		
DL,		
CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?	
N/a	Negotiable	
PET RESTRICTIONS (SIZE, NUMBER, BREED):		
Negotiable		
SMOKING, PARKING, NOISE, HOA RESTRICTIONS:		
No smoking. 1 parking spot. HOA restrictions to be disclosed		

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.

