

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:		
1626 N Alexandria Ave, Los Angeles, CA 90027		
REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
Yes	No	650
INCOME VERIFICATION REQUIREMENTS (EX: 2 MO. BANK STATEMENTS):		
2 months		
MINIMUM RENTAL HISTORY:		
2 yrs		
PRIOR LANDLORD REFERENCES:		
Yes		
MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?	
5 max	Yes	
IDENTIFICATION AND DOCUMENT REQUIREMENTS:		
Do/Idno		
CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?	
Noyes	Small pets trained	
PET RESTRICTIONS (SIZE, NUMBER, BREED):		
Park front driveway must remain open		
SMOKING, PARKING, NOISE, HOA RESTRICTIONS:		
None		

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.

