

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:		
8440 Oakdale Ave. Winnetka, CA 91306		
REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
no	no	640
INCOME VERIFICATION REQUIREMENTS (EX: 2 MO. BANK STATEMENTS):		
2 months bank statements and pay stubs		
MINIMUM RENTAL HISTORY:		
no minimum		
PRIOR LANDLORD REFERENCES:		
not needed		
MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?	
3	yes	
IDENTIFICATION AND DOCUMENT REQUIREMENTS:		
DL or passport		
CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?	
no	no	
PET RESTRICTIONS (SIZE, NUMBER, BREED):		
no pets		
SMOKING, PARKING, NOISE, HOA RESTRICTIONS:		
Smoking outside only. Right side parking driveway only. No noise after 10pm		

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.

