

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:		
1757 June Lane (Back Unit), Glendale, CA 91208		
REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
no	no	700
INCOME VERIFICATION REQUIREMENTS (EX: 2 MO. BANK STATEMENTS):		
6 months		
MINIMUM RENTAL HISTORY:		
2 years		
PRIOR LANDLORD REFERENCES:		
yes		
MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?	
2	no	
IDENTIFICATION AND DOCUMENT REQUIREMENTS:		
drivers license		
CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?	
no	no	
PET RESTRICTIONS (SIZE, NUMBER, BREED):		
n/a		
SMOKING, PARKING, NOISE, HOA RESTRICTIONS:		
no smoking or vaping		

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.

