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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:
34716 Violan St. Acton CA

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
Yes	No	700

INCOME VERIFICATION REQUIREMENTS (EX: 2 MO. BANK STATEMENTS):
Yes

MINIMUM RENTAL HISTORY:
2 years or more

PRIOR LANDLORD REFERENCES:
Yes

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
N/a	Yes

IDENTIFICATION AND DOCUMENT REQUIREMENTS:
Yes

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
No	Yes

PET RESTRICTIONS (SIZE, NUMBER, BREED):
Whatever the law allows

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:
No

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.

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