

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:

425 W Lomita Ave., Apt. 6, Glendale, Ca 91204

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
Yes	Yes	650

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

Bank statements, 2 Month Pay Stub

MINIMUM RENTAL HISTORY:

n/a

PRIOR LANDLORD REFERENCES:

Yes

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
3	Yes

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

current ID

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
Yes	Yes

PET RESTRICTIONS (SIZE, NUMBER, BREED):

1 small pet (less than 10lbs)

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

1 Parking spot, Glendale City ordinance restrictions for smoking and noise

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.