

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:		
11956 Bayless Street, Moreno Valley, CA 92557		
REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
No	No	680
INCOME VERIFICATION REQUIREMENTS (EX: 2 MO. BANK STATEMENTS):		
w2 or paystubs for 3 months, bank statements		
MINIMUM RENTAL HISTORY:		
yes		
PRIOR LANDLORD REFERENCES:		
2 references		
MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?	
5	No	
IDENTIFICATION AND DOCUMENT REQUIREMENTS:		
ID/DL		
CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?	
No	Y \$200/month	
PET RESTRICTIONS (SIZE, NUMBER, BREED):		
N/A		
SMOKING, PARKING, NOISE, HOA RESTRICTIONS:		
No smoking indoors		

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.

