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:
1615 S Adams St Glendale, CA 91205

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
No	No	625

INCOME VERIFICATION REQUIREMENTS (EX: 2 MO. BANK STATEMENTS):
2 months recent bank statements, 2 year tax returns, 2 months recent pay stubs

MINIMUM RENTAL HISTORY:
No

PRIOR LANDLORD REFERENCES:
Yes

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

IDENTIFICATION AND DOCUMENT REQUIREMENTS:
Photo ID, Passport

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
Yes	Yes

PET RESTRICTIONS (SIZE, NUMBER, BREED):
small pets up to 25 pounds

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:
Smoking outside only

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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