

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:

3708 DANNY ST LA CRESCENTA CA, 91214

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):

2 MONTHS OF BANK STATEMENT & TWO YEARS OF TAX RETURN

MINIMUM RENTAL HISTORY:

3 YEARS

PRIOR LANDLORD REFERENCES:

YES

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
4	NO

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

YES

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
YES	UP TO 20 POUNDS DOG

PET RESTRICTIONS (SIZE, NUMBER, BREED):

NO SMOKING

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

2 CAR GARAGE

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.

