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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:

16485 W Nicklaus Dr Unit 120 Rancho Cascades, CA 91342

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):

2 paystubs and 2 months bank statements

MINIMUM RENTAL HISTORY:

12 months

PRIOR LANDLORD REFERENCES:

N/a

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

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Driver's license, Debit/credit card

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
Yes	*Yes*

PET RESTRICTIONS (SIZE, NUMBER, BREED):

Small dogs under 50 pounds

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No smoking inside, parking inside garage 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.

JohnHart Real Estate DRE 01873088

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