

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:

1243 Imperial Drive

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

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

Yes

MINIMUM RENTAL HISTORY:

None

PRIOR LANDLORD REFERENCES:

Case by case basis

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
5	Case by case basis

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Yes

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
No	Small pers

PET RESTRICTIONS (SIZE, NUMBER, BREED):

No big animals

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No excessive noise and no indoor smoking allows

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.

