

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:

617 S. Spruce Ave. Rialto, CA. 93454

REUSABLE SCREENING REPORTS?

None - Criminal, Court
and Records and Credit

IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?

No

MINIMUM CREDIT SCORE:

620

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

3 mos. pay stubs ; 3x the rent

MINIMUM RENTAL HISTORY:

3 Year Rental History

PRIOR LANDLORD REFERENCES:

Yes please at least one would be preferred (most recent)

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:

6 max

CO-SIGNER OR GUARANTOR ACCEPTED?

No

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

CRIMINAL HISTORY CONSIDERED?

Yes - No Felonies

PETS ALLOWED?

Negotiable

PET RESTRICTIONS (SIZE, NUMBER, BREED):

We prefer small breeds dogs no more than 2

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No Smoking - No more than 4 cars
No cars in backyard - No storage on or
around property.

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.

