

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:		
1507 N Niagara Street Unit #101 , Burbank, CA 91042		
REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
Yes	Yes	600
INCOME VERIFICATION REQUIREMENTS (EX: 2 MO. BANK STATEMENTS):		
Bank statements		
MINIMUM RENTAL HISTORY:		
1 year		
PRIOR LANDLORD REFERENCES:		
Yes		
MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?	
4	Yes	
IDENTIFICATION AND DOCUMENT REQUIREMENTS:		
Yes		
CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?	
Yes	Yes	
PET RESTRICTIONS (SIZE, NUMBER, BREED):		
No		
SMOKING, PARKING, NOISE, HOA RESTRICTIONS:		
No smoking, no parking		

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.