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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:

43840 Bobby Jones DR #2

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
YES	NO	710

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

YES PAYSTUBS(2) 2 MO. BANK STATEMENTS

MINIMUM RENTAL HISTORY:

NO

PRIOR LANDLORD REFERENCES:

YES

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
NONE	TBD

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

DL OR ID CARD

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
TBD	YES

PET RESTRICTIONS (SIZE, NUMBER, BREED):

TBD

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

Non Smoker

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.

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