

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:

340 W Caroline Ct, Ontario

REUSABLE SCREENING REPORTS?

No

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

No

MINIMUM CREDIT SCORE:

All credit scores to be considered

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

Proof in income: 2 month bank statements, or W2, or 1099

MINIMUM RENTAL HISTORY:

5 years

PRIOR LANDLORD REFERENCES:

2 years

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:

6

CO-SIGNER OR GUARANTOR ACCEPTED?

yes

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

ID, Driver 's license, Passport

CRIMINAL HISTORY CONSIDERED?

No past convictions

PETS ALLOWED?

Yes

PET RESTRICTIONS (SIZE, NUMBER, BREED):

Breed and weight restriction. No pitbulls, rot wieners, german shepards, cane corso, or any dog over 40 pounds.

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No smoking. 2 assigned car spaces in driveway, no noise after 10pm or before 9am

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.