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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:
7227 Forbes Ave, Lake Balboa CA

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
Yes	No	600, but confirm the ownership and present all applications

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

MINIMUM RENTAL HISTORY:
Yes

PRIOR LANDLORD REFERENCES:
Yes

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
Depends per application	Yes

IDENTIFICATION AND DOCUMENT REQUIREMENTS:
ID

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
Yes	Yes

PET RESTRICTIONS (SIZE, NUMBER, BREED):
No

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:
Depends per 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.

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