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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:

2721 #103 2nd Street, Santa Monica, CA 90405

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
Yes	*No*	*TBD*

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

2 Mo. Bank Statements

MINIMUM RENTAL HISTORY:

3 years

PRIOR LANDLORD REFERENCES:

Yes

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
2	*Yes*

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Driver License

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
Yes	*NoNo*

PET RESTRICTIONS (SIZE, NUMBER, BREED):

No Pets

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No Smoking. Adhere to 2721 HOA Rules & Regulations

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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