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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:
15250 Mayall St, Mission Hills, CA 91345

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
Yes	Yes	650

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

MINIMUM RENTAL HISTORY:
2 years

PRIOR LANDLORD REFERENCES:
2 years preferred

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

IDENTIFICATION AND DOCUMENT REQUIREMENTS:
ID and proof of income

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
Yes	Yes

PET RESTRICTIONS (SIZE, NUMBER, BREED):
max 2

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:
No smoking indoors; designated parking only; no excessive noise; HOA rules if applicable

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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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