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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:

1018 Newberry Lane, Claremont, CA 91711

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
yes	maybe	dont know

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

x work verification + 3 months bank statement

MINIMUM RENTAL HISTORY:

x None

PRIOR LANDLORD REFERENCES:

x Yes

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
x 6	x maybe

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

x driver license

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
x no	x Yes

PET RESTRICTIONS (SIZE, NUMBER, BREED):

x 1 small pet under 20 lbs

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

x No Smoking, 2 car garage tenant may request 1 parking spot with HOA for a fee

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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