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:
11428 Kagel canyon street

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
yes	no	650

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

MINIMUM RENTAL HISTORY:
none

PRIOR LANDLORD REFERENCES:
none

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
TBD	yes

IDENTIFICATION AND DOCUMENT REQUIREMENTS:
id

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
no	yes

PET RESTRICTIONS (SIZE, NUMBER, BREED):
breed

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:
no smoking

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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