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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:

43726 47th st, W Lancaster, CA 93536

REUSABLE SCREENING REPORTS?

no mine prefered

IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?

no

MINIMUM CREDIT SCORE:

670

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

2 months bank statements, 2 months pay stubs, Proof that they earn 2.5 -3 times the monthly rent.

MINIMUM RENTAL HISTORY:

yes, must have history of 1-2 years positive rent history

PRIOR LANDLORD REFERENCES:

yes, at least one Landlord reference, and other roommate and or church or school represent.

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:

6 people

CO-SIGNER OR GUARANTOR ACCEPTED?

yes with pre-qualify credit check

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

California Proof of legal residency TO form a legal binding contract, CA Drivers License, ~~CA~~ (ID), SSN or ITN

CRIMINAL HISTORY CONSIDERED?

yes

PETS ALLOWED?

no only (ESA) emontial support animal

PET RESTRICTIONS (SIZE, NUMBER, BREED):

One (ESA)

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

no Smoking inside, no loud noises, no HOA, street sign for parking, not on street cleaning day

dlords and agents must ensure these criteria are applied consistently and comply with all Fair Housing laws, including ibitions on discrimination based on race, color, religion, sex, gender identity, sexual orientation, familial status, disability, onal origin, source of income, and other protected characteristics.

JOHNHART
REAL ESTATE REDEFINED

JohnHart Real Estate DRE 01873088