

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:

1040 South Charlotte Avenue, San Gabriel, CA 91776

REUSABLE SCREENING REPORTS?

OK w/in 2mo timeframe.

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

NO

MINIMUM CREDIT SCORE:

700

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

Yes, 2 mo bank statement + employment history.

MINIMUM RENTAL HISTORY:

only if too many rental history

PRIOR LANDLORD REFERENCES:

yes.

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:

1

CO-SIGNER OR GUARANTOR ACCEPTED?

OK.

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

CA/ DRIVERS LICENCE Real I.D.

CRIMINAL HISTORY CONSIDERED?

no

PETS ALLOWED?

no

PET RESTRICTIONS (SIZE, NUMBER, BREED):

n/a

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

non smoking, 2 car max, no parties after 10pm, no permant guests

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.