

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:

1325 Valley View Road Unit 103, Glendale, CA 91202

REUSABLE SCREENING REPORTS?

yes - within 30 days

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):

3 month bank statements, 2 month pays stubs, 2 year W2/1099 if applicable
Also, for self employed, we need BOTH personal & business bank statements, 2 year tax return.

MINIMUM RENTAL HISTORY:

1 year preferred

PRIOR LANDLORD REFERENCES:

yes - will contact landlord

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:

4-5 people

CO-SIGNER OR GUARANTOR ACCEPTED?

yes - with all docs + ssn copy

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

ID, all docs, & clear background check with credit report for everyone over 18yrs old
If ESA/Service Animal, please provide documentation with your application

CRIMINAL HISTORY CONSIDERED?

yes

PETS ALLOWED?

no pets - HOA restrictions

PET RESTRICTIONS (SIZE, NUMBER, BREED):

no pets, unless ESA or Service Animal with documentation
HOA restrictions

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

no smoking on premises, 2 car parking (subterranean), please be considerate of neighbors - no loud noise/music after 10pm

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.