

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:

45260 EAST 7th Street Lancaster CA 93535

REUSABLE SCREENING REPORTS?

YES

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

NO

MINIMUM CREDIT SCORE:

620 AND ABOVE

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

2 Months Bank statements AND/OR PAYCHECK

MINIMUM RENTAL HISTORY:

6 Months

PRIOR LANDLORD REFERENCES:

NO

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:

8

CO-SIGNER OR GUARANTOR ACCEPTED?

YES

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

ID AND/OR PASSPORT

CRIMINAL HISTORY CONSIDERED?

YES

PETS ALLOWED?

YES

PET RESTRICTIONS (SIZE, NUMBER, BREED):

NONE

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.