

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:

715 Fairmont ave #A Glendale ca 91203

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
<i>Yes</i>	<i>No</i>	<i>700</i>

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

Verify with appropriate income documentation.

MINIMUM RENTAL HISTORY:

Two years of verifiable rental history, where available; reasonable alternatives

PRIOR LANDLORD REFERENCES:

Two previous landlord references, where available.

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
<i>4 occupants, subject to applicable occupancy laws.</i>	<i>Yes, subject to qualificat</i>

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Government-issued photo ID and appropriate documentation to verify income and rental history.

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
<i>Yes, only as permitted by applicable law.</i>	<i>No pets</i>

PET RESTRICTIONS (SIZE, NUMBER, BREED):

No pets

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No smoking or vaping inside the ADU. No excessive noise No smoking in property no parking, street parking only

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.

