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:
323 N. Louise St #E Glendale CA 91206

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

INCOME VERIFICATION REQUIREMENTS (EX: 2 MO. BANK STATEMENTS):
Proof of income 2 mo, Bank statments 2 mo

MINIMUM RENTAL HISTORY:
2 Years

PRIOR LANDLORD REFERENCES:
Yes

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
2	Yes

IDENTIFICATION AND DOCUMENT REQUIREMENTS:
Drivers License, Bank statements, Proof of income

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
No	No

PET RESTRICTIONS (SIZE, NUMBER, BREED):

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:
No smoking, assigned uncovered parking

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.

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