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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:
1113 North Barston Avenue, Covina, CA 91724

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
Yes	No	600

INCOME VERIFICATION REQUIREMENTS (EX: 2 MO. BANK STATEMENTS):
2.5X the rent

MINIMUM RENTAL HISTORY:
None

PRIOR LANDLORD REFERENCES:
if possible

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
4	yes

IDENTIFICATION AND DOCUMENT REQUIREMENTS:
2 months bank statements, 2 months pay stubs, ID

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
no	possibly

PET RESTRICTIONS (SIZE, NUMBER, BREED):
1 small dog or 2 cats

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:
no smoking, 2 parking, no noise

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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11/4/2026

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JohnHart Real Estate DRE 01873088