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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:
1760 East Ave. H7, Lancaster, CA 93535

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
Yes	No	620

INCOME VERIFICATION REQUIREMENTS (EX: 2 MO. BANK STATEMENTS):
At least three months of bank statements

MINIMUM RENTAL HISTORY:
Minimum of a year lease are 18 months if the tenant is willing to do so

PRIOR LANDLORD REFERENCES:
At least two references

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
640 are higher credit score	Somebody's living the treat their own like their own

IDENTIFICATION AND DOCUMENT REQUIREMENTS:
It's been working at their job over two years

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
No pets	Change the filter every three months

PET RESTRICTIONS (SIZE, NUMBER, BREED):
The trash bill is free. The electricity will be free if they don't exceed into the top-tier of power.

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:
A Christmas bonus if somebody sign the one year lease in the month of November

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.

JohnHart Real Estate DRE 01873088