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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:
10530 Zelzah Ave.

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
No	no	615+

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

MINIMUM RENTAL HISTORY:
1 year+

PRIOR LANDLORD REFERENCES:
1 year reference

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

IDENTIFICATION AND DOCUMENT REQUIREMENTS:
2+ months bank statements, ID

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
No	Yes

PET RESTRICTIONS (SIZE, NUMBER, BREED):
tbd

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:
No smoking, parking tbd, no HOA

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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