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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:
1432 Avenue H 15, Lancaster, CA 93534

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
No	No	650

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

MINIMUM RENTAL HISTORY:
None

PRIOR LANDLORD REFERENCES:
None

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

IDENTIFICATION AND DOCUMENT REQUIREMENTS:
ID

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
Yes	No

PET RESTRICTIONS (SIZE, NUMBER, BREED):
No

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:
No

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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