

# 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:

301 E Alameda Ave (all units), Burbank, CA

91502

## REUSABLE SCREENING REPORTS?

within 28 days

## IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?

no

## MINIMUM CREDIT SCORE:

700

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

3 month bank statements, 2 month pay stubs, 2 year W2/1099, (2 year tax return for self-employed)  
Also, for self employed, we need BOTH personal & business bank statements

## MINIMUM RENTAL HISTORY:

1 year

## PRIOR LANDLORD REFERENCES:

yes

## MAXIMUM NUMBER OF OCCUPANTS ALLOWED:

TBD on bedroom count

## CO-SIGNER OR GUARANTOR ACCEPTED?

negotiable

## IDENTIFICATION AND DOCUMENT REQUIREMENTS:

background check with credit report

## CRIMINAL HISTORY CONSIDERED?

yes

## PETS ALLOWED?

yes - pet rent added

## PET RESTRICTIONS (SIZE, NUMBER, BREED):

no pets over 20lbs - small pets only (TBD on max pets)

## SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

no smoking, 1 car parking , no loud noise after 10pm (be considerate of neighbors)

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.