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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:
604 San Miguel Ave, Salinas CA 93901

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):
2 or 3 months

MINIMUM RENTAL HISTORY:
1 year

PRIOR LANDLORD REFERENCES:
yes

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

IDENTIFICATION AND DOCUMENT REQUIREMENTS:
photo govt id, eg passport or Driving Licence.

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
no	no

PET RESTRICTIONS (SIZE, NUMBER, BREED):
n/a

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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