

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:

14631 Dickens St Apt 7, Sherman Oaks, CA 91403

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
For Last 3 months	No	680+

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

6 Months Bank Statements

MINIMUM RENTAL HISTORY:

2 Years

PRIOR LANDLORD REFERENCES:

Yes

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
2-4	Yes

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Driver License - ID

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
Yes	Yes

PET RESTRICTIONS (SIZE, NUMBER, BREED):

See HOA. Rules, Dog, Cat OK

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No Smoking - 2 Parking Spaces, HOA Rules

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.

