Docusign Envelope ID: EDD8D631-0373-48B9-A833-69F5C97A94E6

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:
15753 cohasset st, Van Nuys, CA, 91406

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
ok	no	680

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

MINIMUM RENTAL HISTORY:
2 years

PRIOR LANDLORD REFERENCES:
yes

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

IDENTIFICATION AND DOCUMENT REQUIREMENTS:
ids

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
yes	no/ maybe

PET RESTRICTIONS (SIZE, NUMBER, BREED):
1 dog only/ no cats or other pets

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:
no smoking inside the house

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.

JohnHart Real Estate DRE 01873088

JOHNHART
REAL ESTATE REDEFINED®