

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:

10409 McClellmont Ave Tujunga CA 91042

REUSABLE SCREENING REPORTS?

NO

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

NO

MINIMUM CREDIT SCORE:

650+

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

2-3 months bank statements, pay stubs

MINIMUM RENTAL HISTORY:

1-2 years Verifiable rental history

PRIOR LANDLORD REFERENCES:

1-2 Prior landlord references

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:

2-3

CO-SIGNER OR GUARANTOR ACCEPTED?

Yes if tenant does not meet
income / credit

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Valid ID, proof of income, credit report, rental application

CRIMINAL HISTORY CONSIDERED?

No

PETS ALLOWED?

Small one

PET RESTRICTIONS (SIZE, NUMBER, BREED):

Under 40 lbs

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No smoking / Street parking / Electric not included

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.