

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:

5630 Craner Ave. North Hollywood

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
If provided by the agent yes accept if provided by tenant then no	No	630

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

Yes

MINIMUM RENTAL HISTORY:

1 year

PRIOR LANDLORD REFERENCES:

No

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

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Yes required. IDs

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
Refuse if there's criminal history	Yes

PET RESTRICTIONS (SIZE, NUMBER, BREED):

No

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No smoking inside, no loud noise after 10pm, no HOA

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.

