

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:

4950 Newcastle Ave, Encino, CA 91316

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
Yes	NO	700

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

Bank Statements, W2, 1099

MINIMUM RENTAL HISTORY:

2

PRIOR LANDLORD REFERENCES:

Yes

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

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Full Document

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
Clear	Yes

PET RESTRICTIONS (SIZE, NUMBER, BREED):

None

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No Parking Garage, No HOA, Smoking Free

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.

