

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:

14418 Martha Street, Van Nuys, Ca 91401

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
No	No	650

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

Two months worth of bank checking statements, two months worth of saving st

MINIMUM RENTAL HISTORY:

One year.

PRIOR LANDLORD REFERENCES:

Yes

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

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Drivers license or passport

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
Yes	Yes

PET RESTRICTIONS (SIZE, NUMBER, BREED):

Small dog; less than 15 lbs

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No parking.

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.

