

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:

15245 Valleyheart Drive #2, Sherman Oaks, CA 91403

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):

Verifiable gross income 2.5x - 3x monthly rent

MINIMUM RENTAL HISTORY:

1-2 years

PRIOR LANDLORD REFERENCES:

Yes, at least one

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

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Government-issued photo ID, proof of income, rental history, and completed appli

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
Applications evaporated within fair housing regulations	Yes, with restrictions (small size, only 1)

PET RESTRICTIONS (SIZE, NUMBER, BREED):

Small size, limit 1. Extra deposit or per tent
Twitter

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No smoking in unit.
Street parking only. Tenants must comply

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.

