

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:

11911 stagg st. North Hollywood CA 91605

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
Only within 30 days	No	700

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

1 month W2
2 months bank statement

MINIMUM RENTAL HISTORY:

5 years rental history

PRIOR LANDLORD REFERENCES:

-

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

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

ID
SS #

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
Yes	No

PET RESTRICTIONS (SIZE, NUMBER, BREED):

No pets

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

1 car driveway parking
Street 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.

