

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:

10539 Tinker Ave Tujunga CA 91042

REUSABLE SCREENING REPORTS?

only if it is recent (within last 30 days)

IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?

No

MINIMUM CREDIT SCORE:

720

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

yes 4 months bank statements

MINIMUM RENTAL HISTORY:

last 7 years

PRIOR LANDLORD REFERENCES:

yes

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:

4

CO-SIGNER OR GUARANTOR ACCEPTED?

No

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Yes

CRIMINAL HISTORY CONSIDERED?

Yes. The applicant should not have any criminal history.

PETS ALLOWED?

No

PET RESTRICTIONS (SIZE, NUMBER, BREED):

No pets allowed

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No smoking

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.