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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:
9031 Phyllis Avenue Unit 2, West Hollywood, CA 90069

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

INCOME VERIFICATION REQUIREMENTS (EX: 2 MO. BANK STATEMENTS):
Bank statements and W2

MINIMUM RENTAL HISTORY:
1 year

PRIOR LANDLORD REFERENCES:
Yes

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
2	No

IDENTIFICATION AND DOCUMENT REQUIREMENTS:
Yes

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
NO	No

PET RESTRICTIONS (SIZE, NUMBER, BREED):
No

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:
no smoking and street parking only

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.

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