

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:

416 South Spring Street Unit 205, Los Angeles, California 90013

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

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

2 mo. bank statements.

MINIMUM RENTAL HISTORY:

3 years

PRIOR LANDLORD REFERENCES:

Preferred.

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

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Driver's license.

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
No.	Small dogs.

PET RESTRICTIONS (SIZE, NUMBER, BREED):

1, small dog preferred under 12 lbs.

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No smoking indoors; on balcony permitted.
 Parking sold separately in adjacent bldg.

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.

