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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:
4439 ALUMNI AVE , LOS ANGELES CA 90041

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
YES	YES , WITH LARGE DEPOSIT	700

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

MINIMUM RENTAL HISTORY:
YES

PRIOR LANDLORD REFERENCES:
YRS

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
6	YES

IDENTIFICATION AND DOCUMENT REQUIREMENTS:
YES

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
NO	SMALL DOGS

PET RESTRICTIONS (SIZE, NUMBER, BREED):
SMALL DOGS OK

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:
2 PARKINGS , NO SMOKING , NOISE REASONABLE

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.

JohnHart Real Estate DRE 01873088

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