

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:		
3302 Paraiso Way La Crescenta, CA. 91214		
REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
NO	NO	720
INCOME VERIFICATION REQUIREMENTS (EX: 2 MO. BANK STATEMENTS):		
3Times of rent income,Pay stubs, bank statements for last 3 mont, 2 yrsTax Retur		
MINIMUM RENTAL HISTORY:		
Preferred 2 years but flexible		
PRIOR LANDLORD REFERENCES:		
Preferred		
MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?	
5	NO	
IDENTIFICATION AND DOCUMENT REQUIREMENTS:		
CA.DL, Social sec, POI 4 last 3 months fr La county, 3 mons bnk stat, reserve in ban		
CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?	
NO	Just 1 small dog	
PET RESTRICTIONS (SIZE, NUMBER, BREED):		
Yes, 1 small dog poodle family, must be trained & no history of bite or attach, agree		
SMOKING, PARKING, NOISE, HOA RESTRICTIONS:		
No smoking, 2 car space on Driveway, No loud noise or disturbance to tenants or neir		

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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.