

# 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:**

*5630 1/2 Craner Ave, North Hollywood, CA 91601*

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
Yes	No	160

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

Bank statement or 2 months pay stub

**MINIMUM RENTAL HISTORY:**

1 year

**PRIOR LANDLORD REFERENCES:**

No

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
3	Yes

**IDENTIFICATION AND DOCUMENT REQUIREMENTS:**

IDs, background

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
No	Yes

**PET RESTRICTIONS (SIZE, NUMBER, BREED):**

No

**SMOKING, PARKING, NOISE, HOA RESTRICTIONS:**

No noise after 10pm. Driveway parking or street

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.

