

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:

8915 Wakefield Ave., Panorama City, CA 91402

REUSABLE SCREENING REPORTS?

No

**IS YOUR CLIENT GOING TO ACCEPT A
TENANT WITHOUT A CREDIT REPORT?**

No

MINIMUM CREDIT SCORE:

680

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

3 Months bank statements, 3 months of paystubs

MINIMUM RENTAL HISTORY:

2 years

PRIOR LANDLORD REFERENCES:

N/A

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:

5

CO-SIGNER OR GUARANTOR ACCEPTED?

No

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

ID

CRIMINAL HISTORY CONSIDERED?

No

PETS ALLOWED?

- Yes dogs
- No cats

PET RESTRICTIONS (SIZE, NUMBER, BREED):

Small dogs under 35b lbs. \$75 per month additional. No more than one dog.

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

Parking on street with permit. No smoking indoors, only outside the premise. Noise limit after 10 PM. No HOA.

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.