

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:		
8400 Chimineas Avenue Van Nuys, CA 91325		
REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
No	No	650 +
INCOME VERIFICATION REQUIREMENTS (EX: 2 MO. BANK STATEMENTS):		
Making 2 - 3xs the monthly rent 2 -3 months of bank statements		
MINIMUM RENTAL HISTORY:		
No Preference		
PRIOR LANDLORD REFERENCES:		
Yes		
MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?	
6	Yes	
IDENTIFICATION AND DOCUMENT REQUIREMENTS:		
California Drivers License or Passport		
CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?	
No	Yes	
PET RESTRICTIONS (SIZE, NUMBER, BREED):		
Up to 3 Pets Allowed (Size and Breed Restrictions may apply) Both Cats and Dogs Allowed		
SMOKING, PARKING, NOISE, HOA RESTRICTIONS:		
No Smoking Indoors (only Hookah allowed Indoors) Smoking Outdoors Allowed		

Johnhart Real Estate DRE 01873088



Initial
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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.

Signed by:

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