

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:

6712 Belmar Ave. Reseda, CA 91335

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):

2 mo. bank statements

MINIMUM RENTAL HISTORY:

2 months

PRIOR LANDLORD REFERENCES:

Yes

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:

Flexible; Makes sense

CO-SIGNER OR GUARANTOR ACCEPTED?

Okay

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Driver License & Social Security

CRIMINAL HISTORY CONSIDERED?

No

PETS ALLOWED?

Yes

PET RESTRICTIONS (SIZE, NUMBER, BREED):

Flexible; it has to make sense per family

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No crazy noise. Considerate to neighbors and neighborhood.

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.

