

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:

7137 Greeley Street, Tujunga, CA 91042 (all units)

REUSABLE SCREENING REPORTS?

yes - within 30 days

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

no

MINIMUM CREDIT SCORE:

690+

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

3 month bank statements, 2 month pays stubs, & 2 year W2/1099 if applicable.
Also, for self employed, we need BOTH personal & business bank statements, & most recent tax returns

MINIMUM RENTAL HISTORY:

1 year

PRIOR LANDLORD REFERENCES:

yes - will contact landlord

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:

3 people

CO-SIGNER OR GUARANTOR ACCEPTED?

yes - with all required documentation
& ssn copy

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

ID & background check with credit report for everyone over 18yrs old - proof renters insurance is mandatory with signed lease

CRIMINAL HISTORY CONSIDERED?

yes

PETS ALLOWED?

pet policy negotiable

PET RESTRICTIONS (SIZE, NUMBER, BREED):

Pet policy negotiable (pet rent added) - if ESA or Service Animal, documentation must be submitted with application

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

no smoking on premises, 2 tandem spaces, please be considerate of neighbors - no loud noise/music

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.