

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:		
2027 Bonita Avenue Burbank, CA 91504		
REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
No	No	670+
INCOME VERIFICATION REQUIREMENTS (EX: 2 MO. BANK STATEMENTS):		
Making 2 - 3xs the montly 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?	
2	no	
IDENTIFICATION AND DOCUMENT REQUIREMENTS:		
California Drivers License		
CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?	
No	No	
PET RESTRICTIONS (SIZE, NUMBER, BREED):		
Pets Not Allowed		
SMOKING, PARKING, NOISE, HOA RESTRICTIONS:		
No Smoking Allowed Both Inside and Outside		

Johnhart Real Estate DPE 01873088
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Signed by:


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8/2/2026

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.

SILVA HARAPETIAN