

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:

6520 Shirley Ave #3, Reseda, CA 91335

REUSABLE SCREENING REPORTS?

Yes, this is acceptable.

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

No

MINIMUM CREDIT SCORE:

700+

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

Last 2-3 pay stubs, most recent W2, employment verification letter from employer,
offer letter (if tenant just got a new job)

MINIMUM RENTAL HISTORY:

Minimum of 12 months

PRIOR LANDLORD REFERENCES:

Applicant must provide contact information for current and/or previous landlords.
References must confirm satisfactory tenancy and timely rent paid.

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:

4

CO-SIGNER OR GUARANTOR ACCEPTED?

Not accepted.

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Drivers license, state ID or passport

CRIMINAL HISTORY CONSIDERED?

Not accepted.

PETS ALLOWED?

Yes

PET RESTRICTIONS (SIZE, NUMBER, BREED):

1 small dog or cat.

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

Smoking in the unit is prohibited. There is one assigned parking garage which
includes space for one vehicle. HOA rules are overarching rules to follow.

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.