

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:

4637 Corliss LA CA 90041

REUSABLE SCREENING REPORTS?

yes

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):

2 paystubs balance of assets 2 months if self employed 6 months

MINIMUM RENTAL HISTORY:

2

PRIOR LANDLORD REFERENCES:

2 years

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:

see agent

CO-SIGNER OR GUARANTOR ACCEPTED?

see agent

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Drivers license

CRIMINAL HISTORY CONSIDERED?

see agent

PETS ALLOWED?

yes see agent

PET RESTRICTIONS (SIZE, NUMBER, BREED):

see agent

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

no smoking - this home no garage included on space on drive way included ,there is a owner that livrs in studio garage, see old mls for help

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.