

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:

18307 Burbank Blvd, Unit 233, Tarzana, CA 91356

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 months bank statements / 2 months pay stubs that show 3 x rent

MINIMUM RENTAL HISTORY:

12 / 24 preferred

PRIOR LANDLORD REFERENCES:

two references

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:

2

CO-SIGNER OR GUARANTOR ACCEPTED?

Yes

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Govt issued ID/ proof of income / employment / completed app / background

CRIMINAL HISTORY CONSIDERED?

Yes

PETS ALLOWED?

yes

PET RESTRICTIONS (SIZE, NUMBER, BREED):

2 pets max. Dog or cat. max 20lbs.
assistance animals accepted

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

no smoking / vape.

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.