

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:

7426 Dempsey Ave, Van Nuys, CA 91406

REUSABLE SCREENING REPORTS?

No

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

No

MINIMUM CREDIT SCORE:

650

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

Recent pay stubs, previous year tax return, or 3 MO. bank statements

MINIMUM RENTAL HISTORY:

2-5 years of verifiable residence/rental history, no evictions within the past 5 years, history of on time rent payments

PRIOR LANDLORD REFERENCES:

Require direct contact information for 1-2 previous landlords

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:

5

CO-SIGNER OR GUARANTOR ACCEPTED?

Yes

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

valid government issued photo ID, SSN or ITIN

CRIMINAL HISTORY CONSIDERED?

No

PETS ALLOWED?

Yes

PET RESTRICTIONS (SIZE, NUMBER, BREED):

(pre approved by owner) ,Maximum of 2 pets, not exceed 60lb, house trained, spayed/neutered, and current on vaccinations

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

Smoking allowed, 2 vehicles maximum (no broken cars, boats, large trucks), noise must not violate city ordinances

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.

