

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:

9620 & 9622 Woodale Avenue, Arleta, CA

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
YES	NO	700

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

Minimum gross household income of 2.5× monthly rent (\$13,750/month). Most recent 2 months bank statements + recent pay stubs/proof of income. Employment verification. Self-employed applicants: tax returns/1099s and supporting income documentation.

MINIMUM RENTAL HISTORY:

2 years satisfactory rental history, if applicable.

PRIOR LANDLORD REFERENCES:

Minimum 1 prior landlord reference, if applicable.

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
Subject to applicable California and City of Los Angeles occupancy laws and approved occupancy of the premises.	YES — subject to landlord approval and qualification.

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Government-issued photo ID for all adult applicants; completed rental application; proof of income/employment; bank statements; and documents required for lawful credit/background screening.

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
YES — only as permitted by applicable California and fair-housing laws.	YES — subject to landlord approval.

PET RESTRICTIONS (SIZE, NUMBER, BREED):

Maximum 2 pets, subject to landlord approval, insurance requirements and applicable law. Assistance animals handled pursuant to applicable law.

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No smoking/vaping inside. Parking in designated areas only. No excessive noise or nuisance. Tenant must comply with applicable City ordinances. No HOA.

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.

