

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:

21461 Mayan Drive, Chatsworth, CA 91311

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
No	NO, except where required by applicable law.	680

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

Minimum gross household income of 2.5x monthly rent. Applicant must provide verifi

MINIMUM RENTAL HISTORY:

Minimum 24 months of satisfactory, verifiable rental or housing history preferre

PRIOR LANDLORD REFERENCES:

Most recent 2 landlord or housing references, if applicable. References and r

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
3 persons, subject to applicable occupancy and fair housing laws.	YES — subject to separate qualification requirement

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Valid government-issued photo identification and documentation reasonab

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
YES — only legally permissible conviction history directly related to legitimate housing concerns will be considered, wit	YES — Pet friendly. All pets are considered individu

PET RESTRICTIONS (SIZE, NUMBER, BREED):

No stated weight or number limit for approved pets. Each pet is subject to indivi

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No smoking inside the residence. Smoking is permitted outside the residence. Vaping

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.