

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:

11937-11939 Burton St, North Hollywood, CA 91605

REUSABLE SCREENING REPORTS?

yes - within 28 days

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):

3 month bank statements, 2 month paystubs, 2 year W2/1099, (2 year tax return for self-employed)
Also, for self-employed individuals, we need BOTH personal & business bank statements.

MINIMUM RENTAL HISTORY:

1 year

PRIOR LANDLORD REFERENCES:

yes - required

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:

3-4 max ADU's (preferably 2-3 max)
5 max 11937(main)

CO-SIGNER OR GUARANTOR ACCEPTED?

yes - with all required documentation & ssn copy

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

ID, background check with credit report
If you have an ESA/Service Animal - please submit with your application

CRIMINAL HISTORY CONSIDERED?

yes

PETS ALLOWED?

pet policy negotiable - pet rent
added

PET RESTRICTIONS (SIZE, NUMBER, BREED):

no pets over 20lbs (2 small pets)
If you have an ESA/Service Animal - please submit with your application

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

no smoking, 2 car parking (for 11937 only), off-street parking, 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.