

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:

7347 1/2 Jamieson Ave, Reseda, CA 91335

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):

Yes Paystubs 3 months, bank statements if self employed, tax return 1 year, copies of IDs.

MINIMUM RENTAL HISTORY:

Yes 5 years

PRIOR LANDLORD REFERENCES:

Yes

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:

6

CO-SIGNER OR GUARANTOR ACCEPTED?

Yes

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Yes Ids.

CRIMINAL HISTORY CONSIDERED?

Yes

PETS ALLOWED?

No

PET RESTRICTIONS (SIZE, NUMBER, BREED):

Yes, no pets allowed

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No

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.