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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:

11716 Canoga Avenue , Chatsworth, CA 91311

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

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

Gross household income of at least minimum 2.5x monthly rent. Most recent 3 months of pay stubs and/or bank statements, tax returns or other verifiable proof of lawful income. All lawful sources of income considered. Including a reserve of minimum 4-6 months rent.

MINIMUM RENTAL HISTORY:

2 years of verifiable rental or housing history preferred

PRIOR LANDLORD REFERENCES:

Prior landlord reference and/or verification of satisfactory rental history

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
Single family. 6 people.	No co-signing

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Government-issued photo ID; income verification; completed rental application; supporting documentation necessary to verify application information

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
Yes, please screen for criminal history.	No pets allowed

PET RESTRICTIONS (SIZE, NUMBER, BREED):

No pets

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No smoking or vaping inside the property. Parking limited to designated spaces. No excessive noise or nuisance activity. Tenant must comply with all applicable HOA rules and regulations.

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.

JohnHart Real Estate DRE 01873088

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