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:

11856 Arminta St. North Hollywood CA 91605

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):

2 month bank statements, 2 months pay stubs

MINIMUM RENTAL HISTORY:

2 years

PRIOR LANDLORD REFERENCES:

2 years

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
4	Yes

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Drivers License

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
NO	NO

PET RESTRICTIONS (SIZE, NUMBER, BREED):

No pets

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No smoking, St parking. no noise / HOA restrictions

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 REDEFINED