

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:

19350 Sherman Way #210, Reseda, CA 91335

REUSABLE SCREENING REPORTS?

Yes

IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?

No

MINIMUM CREDIT SCORE:

740

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

2 months of bank statements, 3 paystubs

MINIMUM RENTAL HISTORY:

1 year minimum

PRIOR LANDLORD REFERENCES:

Yes

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:

3

CO-SIGNER OR GUARANTOR ACCEPTED?

No

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

ID

CRIMINAL HISTORY CONSIDERED?

No

PETS ALLOWED?

No

PET RESTRICTIONS (SIZE, NUMBER, BREED):

None

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No smoking, 2 parking spots available (tandem), Hoa rules

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.