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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:
7746 Shadyspring Pl, Burbank, CA 91504

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):
Verifiable gross monthly income of at least 3× the monthly rent, supported by recent pay stubs and 2

MINIMUM RENTAL HISTORY:
2 years of verifiable rental history, if applicable

PRIOR LANDLORD REFERENCES:
Name, property address, telephone number, and rental history verification

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
2	Yes, subject to the same applicable screening and income/

IDENTIFICATION AND DOCUMENT REQUIREMENTS:
Valid government-issued photo ID and documents reasonably necessary to verify income, employment,

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
Yes, where permitted by applicable federal, state, and local law	No — pets are not permitted

PET RESTRICTIONS (SIZE, NUMBER, BREED):
No pets

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:
Cannabis smoking is prohibited anywhere on the property, including inside the residence, ADU,

JohnHart Real Estate DRE 01873088

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.