

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:

5802 Colfax North Hollywood CA 91601

REUSABLE SCREENING REPORTS?

No

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

No

MINIMUM CREDIT SCORE:

650

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

3x monthly rent gross income; 2 recent pay stubs, 2 months bank statements, or 2 years tax returns/1099s if self-employed.

MINIMUM RENTAL HISTORY:

2 years of positive, verifiable rental history with no evictions or unpaid landlord debts

PRIOR LANDLORD REFERENCES:

Yes

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:

5

CO-SIGNER OR GUARANTOR ACCEPTED?**IDENTIFICATION AND DOCUMENT REQUIREMENTS:**

Valid government-issued photo ID (Driver's License, Passport, or State ID) and SSN or ITIN

CRIMINAL HISTORY CONSIDERED?**PETS ALLOWED?**

Yes

No

PET RESTRICTIONS (SIZE, NUMBER, BREED):

No

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No smoking permitted inside. No pets. Street parking

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.