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:
14652 Hortense Street, Sherman Oaks, CA 91403

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
yes - within 30 days	no	700+ FICO

INCOME VERIFICATION REQUIREMENTS (EX: 2 MO. BANK STATEMENTS):
3 month bank statements, 2 month pays tubs, 2 year W2/1099 if applicable Also, for self employed, we need BOTH personal & business bank statements, 2 year tax return

MINIMUM RENTAL HISTORY:
1 year

PRIOR LANDLORD REFERENCES:
yes - will contact landlord

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
2 ppl	yes - w/ all required docs & ssn copy

IDENTIFICATION AND DOCUMENT REQUIREMENTS:
ID & background check with credit report for everyone over 18yrs old If ESA/Service Animal, please provide documentation with your application

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
yes	pet policy negotiable - pet rent added

PET RESTRICTIONS (SIZE, NUMBER, BREED):
Pet policy negotiable - subject to pet rent If ESA/Service Animal, please provide documentation with your application

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:
NO smoking on premises, 1 inside parking and off-street parking, please be considerate of neighbors - no loud noise/music after 10pm

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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.

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