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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:
7937 Via Latina

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):
2.5-3x rent, 3 mo bank statement, last 3 pay stubs

MINIMUM RENTAL HISTORY:
12 mo

PRIOR LANDLORD REFERENCES:
Current and previous landlord (2 most recent)

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
6	*yes*

IDENTIFICATION AND DOCUMENT REQUIREMENTS:
Government-issued photo ID. Social Security number for the credit check

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
Only after the applicant otherwise qualifies	*yes**

PET RESTRICTIONS (SIZE, NUMBER, BREED):
no cats! small dog is allowed

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:
*No indoor smoking. Tenant must follow all HOA rules, including alley parking and noise. HOA amenities (pool, sauna, tennis/pickleball, etc.) are available to tenant, subject to HOA rules and availability. Water, internet, and TV from HOA**

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 DRE 01873088

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