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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:
10715 Moorpark Street, Los Angeles, Ca

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
TBD	NO	650

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

MINIMUM RENTAL HISTORY:
TBD

PRIOR LANDLORD REFERENCES:
IF AVAILABLE

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
2	YES

IDENTIFICATION AND DOCUMENT REQUIREMENTS:
TBD

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
YES	NO

PET RESTRICTIONS (SIZE, NUMBER, BREED):
N/A

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:
TBD

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