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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:
8100 Saint Clair Ave, North Hollywood, CA 91605

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
no	no	680

INCOME VERIFICATION REQUIREMENTS (EX: 2 MO. BANK STATEMENTS):
p&l paystub, bank statements

MINIMUM RENTAL HISTORY:
12 months

PRIOR LANDLORD REFERENCES:
NA

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
allowed 5	yes

IDENTIFICATION AND DOCUMENT REQUIREMENTS:
driver license & SSN

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
no	no

PET RESTRICTIONS (SIZE, NUMBER, BREED):
emotional support only

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:
non smoking , one care 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.

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