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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:

17984 Palora St, Encino, CA 91316

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

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

2.5 income - 2-3 months bank statements

MINIMUM RENTAL HISTORY:

1yr

PRIOR LANDLORD REFERENCES:

yes

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
n/a	no

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Driver License

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
no	Negotiable

PET RESTRICTIONS (SIZE, NUMBER, BREED):

small pet only

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

No smoking, 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.

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