

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:

22247 De La Osa Street, Woodland Hills, CA 91364

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):

two month bank statement , or pay stubs
required for income verification

MINIMUM RENTAL HISTORY:

minimum 1 year

PRIOR LANDLORD REFERENCES:

prior landlord reference

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
max is 8 people	yes

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

valid photo id and proof of social security
card

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
criminal history considered in compliance with fair housing laws	no

PET RESTRICTIONS (SIZE, NUMBER, BREED):

no

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

no

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.