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:

17426 Roscoe Blvd Northridge CA.
17428 Roscoe Blvd Northridge CA.

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):

Paystubs (3Months) Tax Return (1year) {Depends if self-employed or W2.
Bank Statement (2Month) Copies of IDs.

MINIMUM RENTAL HISTORY:

N/A

PRIOR LANDLORD REFERENCES:

N/A

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
N/A	YES.

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Copies of Driver Lic / CA IDS.

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
YES	SMALL PET ONLY

PET RESTRICTIONS (SIZE, NUMBER, BREED):

Small PETS

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

2 Parking space Tandum

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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