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:
10656 Nassau Ave, Sun Valley CA 91040

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):
2 months proof of income, and bank statments

MINIMUM RENTAL HISTORY:
2 Years

PRIOR LANDLORD REFERENCES:
No

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

IDENTIFICATION AND DOCUMENT REQUIREMENTS:
ID, Income, Bank statements, Social Security

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
No	No

PET RESTRICTIONS (SIZE, NUMBER, BREED):

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:
No smoking, No 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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