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:
13333 Gladstone Ave. Sylmar, CA 91342

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
yes, within 30 days	No	730

INCOME VERIFICATION REQUIREMENTS (EX: 2 MO. BANK STATEMENTS):
3Mo. pay stubs and 3Mo. bank statements

MINIMUM RENTAL HISTORY:
1 year

PRIOR LANDLORD REFERENCES:
Yes

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

IDENTIFICATION AND DOCUMENT REQUIREMENTS:
yes, ID

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
no	no

PET RESTRICTIONS (SIZE, NUMBER, BREED):
N/A

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:
no smoking, No Hoa, 1 parking spot, no drugs

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.

JohnHart Real Estate DRE 01873088

JOHNHART
REAL ESTATE REDEFINED®