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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:

7422 Willis Ave Van Nuys CA 91405

REUSABLE SCREENING REPORTS?	IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT?	MINIMUM CREDIT SCORE:
Yes	No	680

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

Proof of gross monthly income minimum of 2.5 times the rent via pays stubs, W-2s, and 2 months of bank statements.

MINIMUM RENTAL HISTORY:

Minimum 1 year of positive rental history or home ownership

PRIOR LANDLORD REFERENCES:

Required - minimum 1 verifiable prior landlord reference

MAXIMUM NUMBER OF OCCUPANTS ALLOWED:	CO-SIGNER OR GUARANTOR ACCEPTED?
Two persons per bedroom plus one	Yes

IDENTIFICATION AND DOCUMENT REQUIREMENTS:

Valid government-issued photo ID and Social Security number or ITIN required

CRIMINAL HISTORY CONSIDERED?	PETS ALLOWED?
No	Yes

PET RESTRICTIONS (SIZE, NUMBER, BREED):

No

SMOKING, PARKING, NOISE, HOA RESTRICTIONS:

Smoking: not permitted inside the unit or common areas
Parking: One designated parking space is provided in the driveway directly in front of the garage; additional street parking is available.
Noise: Must comply with local noise ordinances.

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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