

## 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: 17134 Sherman Way, Van Nuys, 91406

REUSABLE SCREENING REPORTS? NO

IS YOUR CLIENT GOING TO ACCEPT A TENANT WITHOUT A CREDIT REPORT? NO

MINIMUM CREDIT SCORE: 700+

INCOME VERIFICATION REQUIREMENTS (EX: 2 MO. BANK STATEMENTS): 2 months rent + 2 months bank statement

MINIMUM RENTAL HISTORY: 5+ years

PRIOR LANDLORD REFERENCES: YES

MAXIMUM NUMBER OF OCCUPANTS ALLOWED: Max 6 people

CO-SIGNER OR GUARANTOR ACCEPTED? NO

IDENTIFICATION AND DOCUMENT REQUIREMENTS: Passport or Drivers license

CRIMINAL HISTORY CONSIDERED? NO

PETS ALLOWED? YES

PET RESTRICTIONS (SIZE, NUMBER, BREED): 3

SMOKING, PARKING, NOISE, HOA RESTRICTIONS: No noise after 11pm, 2 attached garage, smoking only outside

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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