CertRent

LA rental application checklist (CA)

RENTAL APPLICATION CHECKLIST (LOS ANGELES) — have these ready before you apply

Identity
[ ] Government photo ID (driver's license, passport, or California ID card)
[ ] ITIN or SSN if requested (an SSN is not legally required to rent — see Civ. Code §1946.7 / AB 291 protections for undocumented tenants)

Income
[ ] Recent pay stubs (last 2-4) OR
[ ] Employment offer/verification letter OR
[ ] Bank statements / tax return if self-employed
[ ] Section 8 / Housing Choice Voucher paperwork, if applicable — a landlord cannot apply a higher income standard to your voucher-paid share (Gov. Code §12955, SB 329/SB 267)

Rental history
[ ] Current and past addresses
[ ] Landlord names and contact info
[ ] Proof of on-time rent (bank records or a verified profile)

Financial / screening
[ ] Bank account statements (last 2-3 months)
[ ] Your own recent consumer/credit report, if you have one — ask whether the landlord accepts a "reusable tenant screening report" under Civil Code §1950.1; a participating landlord cannot then charge you an access fee or a separate screening fee
[ ] Note the application screening fee cap: Civil Code §1950.6 limits it to a 1997 base of $30 per applicant, adjusted annually for CPI (commonly reported in the mid-$60s for 2025-2026) — and it can never exceed the landlord's actual itemized cost. You are owed an itemized receipt, and any amount above actual cost must be refunded
[ ] Ask which AB 2493 method the landlord uses: first-come-first-served approval against written criteria, or a full refund to non-selected applicants within 7 days of choosing a tenant (or 30 days of your submission, whichever is first)
[ ] If you paid a screening fee, you are owed a copy of the credit report the landlord pulled within 7 days (AB 2493, amending Civ. Code §1950.6)

References
[ ] Past-landlord reference(s)
[ ] Optional: employer or personal reference

Money to move in
[ ] First month's rent
[ ] Security deposit — capped at one month's rent for most landlords (Civil Code §1950.5(c), as amended by AB 12), or up to two months' rent only for a "mom-and-pop" landlord who owns 2 or fewer properties totaling 4 or fewer units

[ ] Ask whether your building falls under LA's Rent Stabilization Ordinance (RSO) — covered units may owe you annual interest on your deposit, set yearly by LAHD

Tip: A CertRent profile bundles your ID, bank-verified rent + income, and references into one link — reusable-screening-report compatible under Civil Code §1950.1 — so you can hand over all of the above for free and avoid paying a fresh screening fee at every building that participates.