California Mobile Home Park Management Co
PO Box 16626
Irvine, CA 92623
949-752-8011

Date:

Park: Romney Mobile Estates

Space #

To Applicant(s) for Tenancy, Selling Homeowner(s) and to Their Respective Agent(s):

You are receiving this letter because you have expressed an interest in purchasing or selling a mobilehome, and/or applying for tenancy in one of our parks.

Prior to starting the application process, you all will need to read and express an understanding of the following terms and conditions, and an agreement thereto. Each of you will need to sign this form and send it back to us before an appointment will be scheduled to start the application process.

There will be zero tolerance for *hostile behavior* by applicants, selling homeowners, or the agents representing the applicants, or the selling homeowner(s).

"Hostile behavior" includes, but is not limited to, oral/verbal harassment of Park personnel, or our management company personnel, in person or over the phone; the use of abusive language or profanity when speaking to Park personnel, or our management company personnel; refusal to fully comply and/or cooperate with the application process; delay tactics or arguing with Park personnel or our management company personnel; refusal to supply all requested documentation; lying, or displaying disruptive, intimidating, threatening, or uncooperative behavior toward Park personnel or our management company personnel.

The following consequences will be employed by Park personnel and/or our management company for hostile behavior:

1. The application process will be called to a halt. The buyer and seller are forewarned that the Park has 15 days to make a decision on the application. The 15-day period does not start until management has received all of the information requested from the prospective purchaser/applicant. Hostile behavior will delay the start of the 15-day period.

2. When deemed necessary, the police will be summoned and a record will be made. If an agent has any part in the hostile behavior, management will contact the agent's broker and report it. Reputable brokers would not want their agents behaving in this way.

3. The person on the receiving end of the hostile behavior will file for a restraining order against any agent or buyer who inflicts the hostile behavior on the person. This may result in requiring the agent and/or the prospective purchaser/applicant and/or the selling homeowner to stay a certain distance away from the Park Manager and the Park Office.

4. If the current tenant, the seller of the mobilehome, is the one behaving in a hostile manner, s/he will be served a 7-day notice for rules violations, or perhaps even a 60-day notice terminating the tenancy for behavior constituting a substantial annoyance.

5. Even if the selling tenant does not take part in the hostile behavior, s/he is always responsible for all of his/her guests and invitees in the Park, and that would include the selling homeowner's agent, the prospective purchaser/applicant, and his/her agent. Thus, the Park may serve a 7-day notice on the selling tenant.

6. Continued termination of the interview and rescheduling because of hostile behavior could result in a rejection for failure to provide all information management requested from the applicant/prospective purchaser.

California Mobile Home Park Mgmt. Co.

Please sign below acknowledging that you have read and understood, and agree to the terms stated above:

_____ _____
Signature (Prospective purchaser) Date

_____ _____
Signature (Prospective purchaser) Date

_____ _____
Signature (Buyer's Agent) Date

_____ _____
Signature (Selling homeowner) Date

_____ _____
Signature (Seller's Agent) Date