

HOMEOWNER RESIDENT APPLICATION

SADDLEBACK MOBILE HOME ESTATES
1536 SOUTH STATE STREET
HEMET, CALIFORNIA 92543
951.658.0023 (phone) • 951.658.1988 (fax)

Date _____

Space # 144 Last Name Applicant #1 _____ Last Name Applicant #2 _____
Space Rent \$949.00 (not including metered utilities, sewer and trash)

Dear Prospective Resident:

Thank you for your interest in Saddleback Mobile Home Estates. In order to consider your application, it is necessary that we receive the following items:

1. A fully completed "rental application" form must be submitted so that we can obtain your credit report. **Any missing information may delay your application.**
2. A fully completed "addendum to rental application" form must be submitted so that we can document your financial qualification. **To qualify for residency, your total income must exceed three times the monthly space rent plus your mortgage payment of your mobile home, if applicable.**
3. Income Verification Requirements:
 - a. You must provide copies of your 3 most recent pay stubs.
 - i. If employment is relatively new provide a copy of the first paystub as a minimum.
 - ii. **Remember to report your Gross Income (before any deductions.)**
 - b. If salary or wages are not applicable or wages do not meet the required earnings, you will need to supplement by providing additional income either with written verification from provider or bank statements (covering 3 months) showing regular deposits of same (i.e. retirement income, interest income, social security income, etc.)
Remember to report your Gross Income (before any deductions.)
 - c. If income is from Non-Employee Compensation, Self-Employment and/or Rental Income, then a current 12-Month Profit and Loss Statement from a CPA, Tax Preparer or Accountant shall be required. The Statement must be verified, signed by the preparer as verified and on the letterhead of the preparer showing Business Name or Name, Address and Phone Number.
4. Provide a copy of your purchase agreement or escrow instructions for the mobile home you are purchasing.
5. **Have a photo ID available for viewing prior to having your credit check ran. If application is approved you will be asked to provide a copy of your photo id to the park's office.**
6. **Provide a check in the amount of \$30.00 per applicant in order to run your credit check. Checks will be held (not cashed unless applicant backs out of buying the home) and returned to applicant upon closure of application.**

We need to have all the above information completed (see steps 1-6 above) and in our possession before we can begin to process your application. Please sign and date all forms where indicated. Included with the application documents above, you will also be provided with the park's (1) Mobilehome Park Rental Agreement Disclosure, and (2) Information for Prospective Homeowners that will need to be signed by all parties.

After your credit has been approved the next step will be for you to make an appointment with the office in order to complete and sign the park's Residential Lease Agreement, Rules and Regulations, as well as other documents that make up the total lease package. Upon your request, we will provide you with a clean (watermark) sample copy of the park's (1) Long Term Lease Agreement, and (2) Rules and Regulations. **Final approval of your tenancy cannot be completed until you have agreed to and signed (1) Mobilehome Park Rental Agreement Disclosure, (2) Residential Lease Agreement, (3) Rules and Regulations and all other residency documents.**

Furthermore, the Seller you are purchasing from will have a final rent and utility bill. It is the responsibility of the Seller and Buyer to make sure these amounts have been paid. These would normally be taken care of by an escrow. If there is no escrow or the escrow does not provide for this responsibility then you as Buyer agree to pay any unpaid rent or utilities owed by the Seller.

Thank you for your cooperation.

The Management
Saddleback Mobile Home Estates

The undersigned agrees to the terms and conditions of this letter on _____ 20____.

Applicant

Co-applicant

HOMEOWNER RESIDENT APPLICATION

SADDLEBACK MOBILE HOME ESTATES

1536 SOUTH STATE STREET

HEMET, CALIFORNIA 92543

Applicant Name (Show copy of Driver's Lic. or Birth Certif.)

Co-Applicant Name (Show copy of Driver's Lic. or Birth Certif.)

(Last, First, Middle Initial)

Hm Phone _____ Cell _____

Date of birth _____

Soc. Sec. No. _____

Driv Lic No. _____ State _____

Occupation _____

Employer _____

Address _____

City _____ State _____ Zip _____

Phone _____

Monthly Salary _____

Other Income Source _____

Present Home Address _____

City _____ State _____ Zip _____

Owner/Manager _____

Previous Home Address _____

City _____ State _____ Zip _____

Owner/Manager _____

Any pets? _____ Describe _____

Other occupants: 1. Name _____

Birthdate _____

2. Name _____

Birthdate _____

3. Name _____

Birthdate _____

Nearest Relative _____

Address _____

City _____ State _____ Zip _____

Phone _____

Auto(s) Make _____ Model _____ YR _____

Lic No _____ State _____

Make _____ Model _____ YR _____

Lic No _____ State _____

Bank References (Name) _____

(Address, City, State) _____

(Account No.) _____

Checking _____

Savings _____

Other _____

Credit references (list name, address & phone)

1. _____

2. _____

Applicant(s) represent that all the above statements are true and correct and hereby authorize verification of the above items including but not limited to the obtaining of a credit report and agrees to furnish additional credit references on request. Applicant(s) hereby agrees to pay a thirty dollar (\$30.00) fee for credit processing. If applicants are unmarried and additional thirty dollars (\$30.00) fee shall be charged for each additional applicant. Applicant(s) agree(s) to furnish a copy of their valid drivers license or birth certificate for each adult resident.

Applicant's Signature _____

Co-Applicant Signature _____

HOMEOWNER RESIDENT APPLICATION ADDENDUM

In addition to the information provided in the Rental Application we need the following information for the purpose of establishing ability to meet monthly rental obligation.

Monthly **GROSS INCOME** (*prior to any deductions*) -- Provide ALL sources of income – salary, wages, social security, pension, interest, etc.):

Applicant Name	Source	Monthly Amount
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
Co-Applicant Name	Source	Monthly Amount
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
Total All INCOME Sources:		\$ _____

Monthly **OBLIGATIONS** (list ALL sources of obligations – auto payment, mobile home payment, real estate, credit cards, etc.):

Applicant Name	Source	Monthly Amount
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
Co-Applicant Name	Source	Monthly Amount
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
Total All OBLIGATION Sources:		\$ _____

The undersigned represents and warrants that the above information is complete, true and correct. The management has permission to verify any and all information offered on this application and the undersigned understands that in the event that any of the above information cannot be verified, that the management of the park has the right to deny the application.

Applicant's Signature

Co-Applicant Signature

Dated: _____

Dated: _____

MOBILEHOME PARK RENTAL AGREEMENT DISCLOSURE

THIS DISCLOSURE STATEMENT CONCERNS THE MOBILEHOME PARK KNOWN AS SADDLEBACK MOBILE HOME ESTATES LOCATED AT 1536 SOUTH STATE STREET IN THE CITY OF HEMET COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE PARK AND PARK COMMON AREAS AS OF 01/01/2025 (DATE) IN COMPLIANCE WITH SECTION 798.75.5 OF THE CIVIL CODE. IT IS NOT A WARRANTY OF ANY KIND BY THE MOBILEHOME PARK OWNER OR PARK MANAGEMENT AND IS NOT A SUBSTITUTE FOR ANY INSPECTION BY THE PROSPECTIVE HOMEOWNER/LESSEE OF THE SPACE TO BE RENTED OR LEASED OR OF THE PARK, INCLUDING ALL COMMON AREAS REFERENCED IN THIS STATEMENT. THIS STATEMENT DOES NOT CREATE ANY NEW DUTY OR NEW LIABILITY ON THE PART OF THE MOBILEHOME PARKOWNER OR MOBILEHOME PARK MANAGEMENT OR AFFECT ANY DUTIES THAT MAY HAVE EXISTED PRIOR TO THE ENACTMENT OF SECTION 798.75.5 OF THE CIVIL CODE, OTHER THAN THE DUTY TO DISCLOSE THE INFORMATION REQUIRED BY THE STATEMENT.

A. Park or common area facilities	B. Does the park contain this facility?		C. Is the facility in operation?		D. Does the facility have any known substantial defects?		E. Are there any uncorrected park citations or notices of abatement relating to the facilities issued by a public agency?		F. Is there any substantial uncorrected damage to the facility from fire, flood, earthquake, or landslides?		G. Are there any pending lawsuits by or against the park affecting the facilities or alleging defects in the facilities?		H. Is there any encroachment, easement, non-conforming use, or violation of setback requirements regarding this park's common area facility?	
	YES	NO	YES	NO	YES	NO	YES	NO	YES	NO	YES	NO	YES	NO
Clubhouse	✓		✓			✓		✓		✓		✓		✓
Walkways	✓		✓			✓		✓		✓		✓		✓
Streets, roads & access	✓		✓			✓		✓		✓		✓		✓
Electric utility system	✓		✓			✓		✓		✓		✓		✓
Gas utility system	✓		✓			✓		✓		✓		✓		✓
Common area lighting system	✓		✓			✓		✓		✓		✓		✓
Septic or sewer system	✓		✓			✓		✓		✓		✓		✓
Playground	✓		✓			✓		✓		✓		✓		✓
RV Storage	✓		✓			✓		✓		✓		✓		✓
Parking areas	✓		✓			✓		✓		✓		✓		✓
Swimming Pool	✓		✓			✓		✓		✓		✓		✓
Spa Pool	✓		✓			✓		✓		✓		✓		✓
Laundry	✓		✓			✓		✓		✓		✓		✓
Other common area facilities*	✓		✓			✓		✓		✓		✓		✓

*If there are other important park or common area facilities, please specify (attach additional sheets if necessary):
BILLIARDS

If any item in C is checked "no", or any item in D, E, F, G, or H is checked "yes", please explain (attach additional sheets if necessary):

The mobilehome park owner/park manager states that the information herein has been delivered to the prospective homeowner/lessee a minimum of three days prior to execution of a rental agreement and is true and correct to the best of the park owner/park manager's knowledge as of the date signed by the park owner/manager.

Park Owner/Manager:

Angela Sparks
(print name)

By: _____
(signature)

Date: _____

I/WE ACKNOWLEDGE RECEIPT OF A COMPLETED COPY OF THE PARK OWNER/MANAGER STATEMENT.

Prospective Homeowner
Lessee: _____ Park Owner/Manager: _____ Title: _____

Date: _____

Prospective Homeowner
Lessee: _____ Park Owner/Manager: _____ Title: _____

Date: _____

Saddleback Mobile Home Estates
1536 South State Street
Hemet, California 92543-4900
Phone 951-658-0023 • Fax 951-658-1988

INFORMATION FOR PROSPECTIVE HOMEOWNERS

Space Number: 144

As a prospective homeowner you are being provided with certain information you should know prior to applying for tenancy in a mobilehome park. This is not meant to be a complete list of information.

Owning a home in a mobilehome park incorporates the dual role of "homeowner" (the owner of the home) and park resident or tenant (also called a "homeowner" in the Mobilehome Residency Law). As a homeowner under the Mobilehome Residency Law, you will be responsible for paying the amount necessary to rent the space for your home, in addition to other fees and charges described below. You must also follow certain rules and regulations to reside in the park.

If you are approved for tenancy, and your tenancy commences within the next 30 days, your beginning monthly rent will be \$949.00 (must be completed by the management). Additional information regarding future rent or fee increases may also be provided.

In addition to the monthly rent, you will be obligated to pay to the park the following additional fees and charges listed below. Other fees or charges may apply depending upon your specific requests. Metered utility charges are based on use.

Sub-metered Utilities: Water / Plus Trash, Sewer & Paving Pass Through

(Management shall describe the fee or charge and a good faith estimate of each fee or charge.)

Some spaces are governed by an ordinance, rule, regulation, or initiative measure that limits or restricts rents in mobilehome parks. These laws are commonly known as "rent control." Prospective purchasers who do not occupy the mobilehome as their principal residence may be subject to rent levels which are not governed by these laws. (Civil Code Section 798.21) Long-term leases specify rent increases during the term of the lease. By signing a rental agreement or lease for a term of more than one year, you may be removing your rental space from a local rent control ordinance during the term, or any extension, of the lease if a local rent control ordinance is in effect for the area in which the space is located.

A fully executed lease or rental agreement, or a statement signed by the park's management and by you stating that you and the management have agreed to the terms and conditions of a rental agreement, is required to complete the sale or escrow process of the home. You have no rights to tenancy without a properly executed lease or agreement or that statement. (Civil Code Section 798.75)

If the management collects a fee or charge from you in order to obtain a financial report or credit rating, the full amount of the fee or charge will be either credited toward your first month's rent or, if you are rejected for any reason, refunded to you. However, if you are approved by management, but, for whatever reason, you elect not to purchase the mobilehome, the management may retain the fee to defray its administrative costs. (Civil Code Section 798.74)

We encourage you to request from management a copy of the lease or rental agreement, the park's rules and regulations, and a copy of the Mobilehome Residency Law. Upon request, park management will provide you a copy of each document. We urge you to read these documents before making the decision that you want to become a mobilehome park resident.

Dated: _____ Signature of Park Manager: _____

Acknowledge Receipt by:

Prospective Homeowner: _____ Prospective Homeowner: _____



IMPORTANT NOTICE TO ALL MANUFACTURED HOME/MOBILEHOME OWNERS
(REQUIRED NOTICE OF RIGHTS AND DUTIES PER CALIFORNIA LAW, TO BE GIVEN EACH YEAR)

California Law Requires That You Be Made Aware of the Following (each year):

The Mobilehome Residency Law (MRL), found in Section 798 *et seq.* of the Civil Code, establishes the rights and responsibilities of homeowners and park management. The MRL is deemed a part of the terms of any park rental agreement or lease. This notice is intended to provide you with a general awareness of selected parts of the MRL and other important laws. It does not serve as a legal explanation or interpretation. For authoritative information, you must read and understand the laws. These laws change from time to time. In any year in which the law has changed, you may obtain one copy of the full text of the law from management at no charge. This notice is required by Civil Code §798.15(f) and the information provided may not be current.

Homeowners and park management have certain rights and responsibilities under the MRL. These include, but are not limited to:

1. Management must give a homeowner written notice of any increase in his or her rent at least 90 days before the date of the increase. (Civil Code §798.30)
2. No rental or sales agreement may contain a provision by which a purchaser or a homeowner waives any of his or her rights under the MRL. (Civil Code §798.19, §798.77)
3. Management may not terminate or refuse to renew a homeowner's tenancy except for one or more of the authorized reasons set forth in the MRL. (Civil Code §798.55, §798.56) Homeowners must pay rent, utility charges, and reasonable incidental service charges in a timely manner. Failure to comply could be grounds for eviction from the park. (Civil Code §798.56)
4. Homeowners, residents, and their guests must comply with the rental agreement or lease, including the reasonable rules and regulations of the park and all applicable local ordinances and state laws and regulations relating to mobilehomes. Failure to comply could be grounds for eviction from the park. (Civil Code §798.56)
5. Homeowners have a right to peacefully assemble and freely communicate with respect to mobilehome living and for social or educational purposes. Homeowners have a right to meet in the park, at reasonable hours and in a reasonable manner, for any lawful purpose. Homeowners may not be charged a cleaning deposit in order to use the park clubhouse for meetings of resident organizations or for other lawful purposes, such as to hear from political candidates, so long as a homeowner of the park is hosting the meeting and all park residents are allowed to attend. Homeowners may not be required to obtain liability insurance in order to use common facilities unless alcohol is served. (Civil Code §798.50, §798.51)
6. If a home complies with certain standards, the homeowner is entitled to sell it in place in the park. If you sell your home, you are required to provide a manufactured home and mobilehome transfer disclosure statement to the buyer prior to sale. (Civil Code §1102.6d) When a home is sold, the owner is required to transfer title to the buyer. The sale of the home is not complete until you receive the title from the seller. It is the responsibility of the buyer to also file paperwork with the Department of Housing and Community Development to register the home in his or her name. (Civil Code §798.70-§798.74)
7. Management has the right to enter the space upon which a mobilehome is situated for maintenance of utilities, trees, and driveways; for inspection and maintenance of the space in accordance with the rules and regulations of the park when the homeowner or resident fails to maintain the space; and for protection and maintenance of the mobilehome park at any reasonable time, but not in a manner or at a time that would interfere with the resident's quiet enjoyment of his or her home. (Civil Code §798.26)
8. A homeowner may not make any improvements or alterations to his or her space or home without following the rules and regulations of the park and all applicable local ordinances and state laws and regulations, which may include obtaining a permit to construct, and, if required by park rules or the rental agreement, without prior written approval of management. Failure to comply could be grounds for eviction from the park. (Civil Code §798.56)
9. In California, mobilehome owners must pay annual property tax to the county tax collector or an annual fee in lieu of taxes to the Department of Housing and Community Development (HCD). If you are unsure which to pay, contact HCD. Failure to pay taxes or in lieu fee can have serious consequences, including losing your home at a tax sale.
10. For more information on registration, titling, and taxes, contact: the Department of Housing and Community Development www.hcd.ca.gov (800) 952-8356; your County Tax Collector; or call your local county government.
11. The Mobilehome Residency Law Protection Program (MRLPP), found in Section 18800 *et seq.* of the Health and Safety Code, protects and safeguards mobilehome homeowners and residents by affording them an additional avenue to enforce violations of the MRL. The Department of Housing and Community Development (HCD) administers the program by providing assistance in taking complaints and helping to resolve and coordinate the resolution of those complaints from homeowners and residents relating to the MRL. The HCD contracts with nonprofit legal service providers and refers complaints of alleged MRL violations to these legal service providers. The HCD may not arbitrate, mediate, negotiate, or provide legal advice in connection with mobilehome park rent disputes, lease or rental agreements, or disputes arising from lease or rental agreements, but may provide information on these issues to the complaining party, management, or other responsible party. The MRLPP is funded by an annual registration fee of \$10.00 for each permitted mobilehome lot, collected from management, which management may pass on and collect from the homeowner at the time of rent payment. The annual MRLPP registration fee must appear as a separate line item on the rent bill and be accompanied by a clear written description of the purposes of the charge, along with contact information for the HCD. For questions regarding the fee or the MRLPP, contact: the HCD at MHAssistance@hcd.ca.gov or by calling (800) 952-8356.

Please contact us with any questions or comments. The Management

Initials: _____

Initials: _____

SADDLEBACK MOBILE HOME ESTATES

NOTICE REGARDING RESIDENT SCREENING PROCESS

This property contracts with a 3rd Party Resident Screening Service called Corelogic Rental Property Solutions. Corelogic uses an algorithm with a wide range of metrics to screen prospective residents in order to help us accept high quality residents into our community. They provide the park with a SafeRent Score, which is the determining factor in the decision to accept residents. The SafeRent Score is a scoring system developed by Corelogic to help make a decision and predicts the lease performance of applicants. SafeRent Score is not your credit score or your FICO score.

The SafeRent Score takes into account the following items:

- Current Experian Credit Report
- Past bankruptcies
- Multifamily rental debt
- Non-prime credit data
- Payment history
- Work history
- Eviction history
- Landlord-tenant records – which include court filings and judgments
- Outstanding collections – identifies if an applicant left a rental property still owing money

You must have income that is 3 times the amount of space rent and other monthly charges (including but not limited to: mortgage, utilities, other housing expenses, etc.) The minimum SafeRent Score allowed for the park is 670.

Along with Corelogic screening, the manager will be verifying work and rental references.

Prospective Resident Signature

Date

Prospective Resident Signature

Date

If you are denied residency based on your Corelogic SafeRent score, but can demonstrate financial assets (savings accounts, certificates of deposit, stock portfolios, real property and/or any other financial asset that can be liquidated and sold) in the amount greater than or equal to 100 months' worth of current space rent, you may be accepted into the park.

We maintain compliance with Fair Housing laws by treating all applicants consistently.