Documents you will need with application

- Copy of ID
- Copy of Social Security Cards or ITN
- 3 Months of most recent bank statements
- Last 2 years of taxes
- Proof of income (6 Current Paystubs)
- Money order of $46 For each Application
- 1 Application for each adult

When ready to turn in application with all documents that are being requested, please call Cynthia (909)887-2232 to speak with office personnel.

INFORMATION FOR PROSPECTIVE HOMEOWNERS



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

Owning a home in a mobile home park incorporates the dual role of "homeowner" (the owner of the home) and park resident or tenant (also called a "homeowner" in the mobile home Residency Law). As a homeowner under the mobile home 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 **$**_____(must be completed by the management) for space number _____ (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.
Metered Utilities: Water
Flat Rate Utilities: Trash $44.00 , Sewer $25.39, Property Tax- through $30.00, Property Insurance Pass-Through: $20.81

(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 mobile home parks. These laws are commonly known as "rent control." Prospective purchasers who do not occupy the mobile home 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 mobile home, 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 mobile home 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 mobile home park resident.

Dated: _____

Acknowledge Receipt by Prospective Homeowner(s): _____

Signature of Park Manager: _____

Westway Mobile Home Park

2250 Darby St. San Bernardino Ca 92407
Management Address: PO Box 1919 | Rancho Cucamonga, CA 91729
Management **T** (866) 759-8585 | **F** (909) 945-8877 | **E** customerservice@vmapm.com

APPLICATION FOR RESIDENCY

(TO BE COMPLETED BY EACH APPLICANT OVER EIGHTEEN)
$46.00 Application Fee – Each applicant over 18 Years of Age

Requirements

Minimum 640 Credit Score - Credit Usage under 30%
Income of 3xs the space rent or rent amount – 2 Months Income Verifications
Good landlord references - No evictions

SPACE APPLIED FOR

Space #	Rent on Move-In	Move-In Date
Security Deposit:		

DOCUMENTS COMPLETED AND ATTACHED

	Photocopy of Driver's License or State ID
	Proof of Income
	Copy of Social Security Card
	Application Fee $27.50 + $18.50 Credit Check = $46.00

APPLICANT INFORMATION

First Name	Middle Name	Last Name
(Please circle) ITN # SS #	Social Security or INT #	Date of Birth
DL/State ID #	Phone	2nd Phone
Email		

All other persons who will be occupying the space:

Name	Relation	Date of Birth

Name	Relation	Date of Birth
Name	Relation	Date of Birth
Name	Relation	Date of Birth

RENTAL HISTORY

Current Address	City	State	Zip
Move-in Date	Current Rent	(Please circle) Own Rent	
Landlord Name		Landlord Phone	
Landlord Email Address			
Reason for Leaving			

Previous Address	City	State	Zip
Move-in Date	Move-out Date	Rent	(Please circle) Own Rent
Landlord Name		Landlord Phone	
Landlord Email Address			
Reason for Leaving			

Have you ever been evicted?

Provide explanations to any **yes** answers:

MONTHLY INCOME

Company	Supervisor's Name	Phone Number	
(Please circle) Part Time Full Time	Position	Years	$ per Month
Company	Supervisor's Name	Phone Number	
(Please circle) Part Time Full Time	Position	Years	$ per Month
Other Source of Income			$ per Month
Total of All Income Listed Above			$ per Month

BANKING INFORMATION

Bank Name	Branch

VEHICLE INFORMATION

Make	Model	Color	License
Make	Model	Color	License

PETS

Species	Breed	Weight	Name
Species	Breed	Weight	Name

EMERGENCY CONTACTS

Name	Relation	Address	Phone Number

HOME OR RECREATIONAL VEHICLE TO OCCUPY SPACE

(If you have your own Trailer, please attach pictures of the home.)

Year of Manufacture	State of Registration	Registration Exp. Date:
Make of Mobile Home	Serial No.	Legal Owner's Name
Model of Mobile Home	License No or Decal No	Address

The undersigned requests the management to check the above credit references and representations. The undersigned acknowledges that in the even a Rental Agreement is executed by both the management and the undersigned, it is subject to approval by the management of the undersigned's apartment unit as provided in the Rental Agreement.

The undersigned represents and warrants that the above information is true and correct and has been made for the purpose of informing the management of the property. The management has permission to verify any and all information offered on this application and to do a complete credit check at no cost to the applicant.

The undersigned understands that in the event that any of the above information cannot be verified by the management of the park, management of the park has the right to deny the application. The undersigned further understands that the prospective residents shall have no rights of tenancy until a Rental Agreement has been signed by the park management and the prospective resident.

Where did you hear about us?

Applicant's Signature: _____ DATED: _____

Applicant's Name Printed: _____

MANAGERS

App Received:	
Sent to get processed:	
Comments:	

