



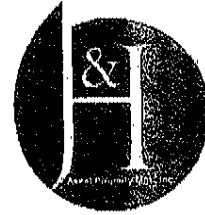
ITEMS TO GO WITH APPLICATION

- **A copy of your Social Security Card and Driver's License**
- **3 Months Proof of Income- If Retired, Social Security Letter Stating Income**
- **\$25 Money Order or Cashier's Check made out to Riegel Properties for each person getting a Credit Check done**

Email: HolidayHomes@jandhmgmt.com

Phone: (760)252-3511

Fax: (760)252-3440



APPLICATION TO RENT

Park Name: HOLIDAY HOMES

Applicant Names: Social Security #:
Drivers License #: Date of Birth:
Co-Applicant: Social Security #:
Drivers License #: Date of Birth:
Phone Number: E-Mail:

PROPOSED OCCUPANTS: (List all occupants. Anyone over the age of 18 must complete an Application to Rent)

Will you have any pets? If so, please describe:
Why are you vacating your present place of residence:
Have you ever been evicted or asked to move from any residence? Yes No
If "Yes", please explain:

Last three places of residence (must provide street address, city, zip code, and phone numbers):

Table with 4 columns: Address, Name of Owner/Manager/Complex, Phone, From-to-Date. Includes rows for Street, City, State, Zip.

Combined Current Salary: Week Month Annual (check one) \$

Table with 4 columns: Present Occupation, Prior Occupation, Spouses Occupation. Rows include Occupation, Employer, Business Address, Business Phone, Position Held, Name & Title of Superior, Length of Employment.

*If self-employed, name, type of business, business address, telephone.

Financial Obligations (Auto loans, personal loans, credit cards, etc.):

Table with 2 columns: Payment made to, Amount.

Table with 4 columns: Name, Address, Phone, Relationship. Rows for Emergency Contacts.

Automobiles:
Make: Model: Year: License #: Color:
Make: Model: Year: License #: Color:

The undersigned Applicant hereby offer to rent/lease real property described on attached Application to Rent. It is understood that this Application is not a Rental Agreement/Lease and that Applicant has no rights to said property until written Rental Agreement/Lease is duly executed after the approval of this Application.

A credit check fee of \$... in process this Application will be given by Applicant to the owner/manager when this Application is turned in for processing. Applicant represents all information on this Application to be true and accurate and understands that owner/manager will rely upon said information when accepting this Application.

NOTICE: The rental fee which you are applying may be reported to and monitored by various Consumer Credit Reporting Agencies. Your failure to satisfactorily perform your rental obligations may result in a derogatory entry in your rental and/or credit consumer file and could hamper your ability to obtain housing and/or credit in the future.

Date: Manager's Signature: Manager's Name Printed:
Date: Applicant's Signature: Applicant's Name Printed:
Date: Applicant's Signature: Applicant's Name Printed:





Western
Manufactured Housing Communities
Association

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 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 \$_____ (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.

(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: _____

Acknowledge Receipt by Prospective Homeowner(s): _____

Signature of Park Manager: _____
Property Owner/Agent Name



PRIVACY STATEMENT FORM



Western
Manufactured Housing Communities
Association

At

(Name of Community)

We are committed to safeguarding all nonpublic personal information that we may collect during the application process or at any time during your tenancy. We use this information initially for the sole purpose of evaluating your application for residency. Occasionally we use nonpublic personal information in order to collect a debt, for example, when a resident fails to pay the rent.

We collect nonpublic personal information about you from the following sources:

Information we receive directly from you, on forms, and in other communications to or with us, whether in writing, in person, by telephone or any other means.

Information we receive from other sources such as current and former landlords, current employers credit reporting agencies and resident screening services.

The community values your privacy and does not disclose nonpublic personal information to anyone, except as permitted or required by law, or as reasonably necessary in order to establish your identity when communicating with others as discussed above.

We restrict access to nonpublic personal information about you to only those persons who need to know that information in order to perform their job duties. Further, we maintain physical, electronic and procedural safeguards that comply with federal standards to guard your nonpublic personal information.

The undersigned Resident, or prospective Resident, hereby acknowledges receipt of a copy of this notice.

DATED: _____

DATED: _____





EMPLOYMENT VERIFICATION FORM

This form is used to obtain information regarding the employment history of Applicants for rental housing. The information provided by the current or former Employer may be used only for the purpose of evaluating the application for rental housing. The Owner/Agent requesting this information must receive authorization from the Applicant before obtaining the information. Such authorization is granted if Applicant's signature is provided in Section 2. Copies of this form and the Applicant's signature are acceptable. The applicant may be contacted to verify the authenticity of this request. Please mail or fax this form to the person listed in Section 2 as soon as possible (within 24-48 hours).

1. Authorization by Rental Applicant for Release of Information:

I hereby authorize, the release of the information requested on this Employment Verification request to the Owner/Agent listed below. I hereby acknowledge that the owner/agent can make copies of this executed page in order to obtain the information requested.

Name: _____ Phone: (____) _____

Signature: _____ Date: _____

2. Information of Person Requesting the Employment Reference -- TO BE COMPLETED BY PARK:

Name: _____ Phone Number (____) _____

Address: _____ City: _____ State: _____ Zip: _____

Phone Number: (____) _____ Fax Number: (____) _____

3. Applicant's Employments Information -- TO BE COMPLETED BY APPLICANT:

Employer Name: _____

Employer Address: _____

Name of Supervisor/HR Manager: _____

Phone Number: (____) _____ Date Employment Commenced: _____

Check One: Full-Time Part Time - # of hours per week _____ Seasonal - Ending Date _____

Current Gross Income: \$ _____ Check One: Weekly BI-Monthly Monthly Annual

4. Employer Verification -- TO BE COMPLETED BY EMPLOYER:

Is the information provided in Section 3 above correct: _____ YES _____ NO

If no, please explain: _____

Name of Person Verifying Information: _____

Date: _____ Telephone Number: (____) _____



TENANCY VERIFICATION FORM

This form is used to obtain information regarding the rental history of Applicants for rental housing. The information provided by the current or former landlord may be used only for the purpose of evaluating the application for rental housing. The Owner/Agent requesting this information must receive authorization from the Applicant before obtaining the information. Such authorization is granted if Applicant's signature is provided in Section 2. Copies of this form and the Applicant's signature are acceptable. The applicant may be contacted to verify the authenticity of this request. Please mail or fax this form to the person listed in Section 2 as soon as possible (within 24-48 hours).

1. Authorization by Rental Applicant for Release of Information:

I hereby authorize, the release of the information requested on this Tenancy Verification Form to the Owner/Agent listed below. I hereby acknowledge that the Owner/Agent can make copies of this executed page in order to obtain the information requested.

Name: _____ Phone: (____) _____

Signature: _____ Date: _____

2. Information of Person Requesting the Tenancy Verification - TO BE COMPLETED BY PARK:

Name: _____ Phone Number (____) _____

Address: _____ City: _____ State: _____ Zip: _____

Phone Number: (____) _____ Fax Number: (____) _____

3. Applicant's Rental History Information - TO BE COMPLETED BY APPLICANT:

Name of Housing Complex: _____

Address: _____

Name of Manager: _____ Phone Number: (____) _____

Date Tenancy Commenced: _____ Date Tenancy Ended: _____

Monthly Rent: \$ _____ Did You Pay Your Rent on Time? YES or NO

4. Landlord Verification - TO BE COMPLETED BY LANDLORD:

Is the information provided in Section 3 above correct? _____ YES _____ NO

If no, please explain: _____

Would you rent to tenants again? YES or NO

If "NO", why? _____

Name of Person Verifying Information: _____

Date: _____ Telephone Number: (____) _____

**FAIR HOUSING AND PROSPECTIVE RESIDENT
SCREENING CRITERIA FOR RESIDENCY**

We Do Business in Accordance with The Federal Fair Housing Law

1. Individuals interested in residency must first obtain a Prospective Purchaser Package which includes information regarding the space and the Community.
2. Anyone over the age of 18 who intends to occupy the home must attend the Intake Meeting and must provide an original Social Security Card and government photo identity documentation to process a credit history which includes a rental history, unlawful detainers and bankruptcies. Applicants with a bankruptcy within the last three (3) years will not be eligible for tenancy.
3. Applicants must provide proof of verifiable income of at least three (3) months. Self-employment income must also be verifiable.
4. Individuals on the Rental Agreement who meet a minimum Fico Score of 600 must have over 3x the monthly space rent in gross disposable income after living costs and other obligations are applied.
5. Individuals on the Rental Agreement who meet a minimum Fico Score of 650 must have over 2x the monthly space rent in gross disposable income after living costs and other obligations are applied.
6. Recommend that applicant(s) use an Escrow company to confirm proper transfer of title and that the title is free and clear of liens and tax responsibilities. Confirmation that title is in the process of being transferred is required prior to taking possession of the home.
7. If any household pet is to live in the park, applicant must provide a current photo at the time of the Intake Meeting. If approved, pet entering the Park must comply with all the requirements set by the California Department of Animal Care and Control. No aggressive breeds are allowed for example: Pit bulls, Rottweiler's, St. Bernard's, Great Danes, Wolfhounds, Mastiffs, Dingo's Doberman, Boxer or Bull Terriers. Exotic animals are not allowed.
8. All homes must comply with Title 25 Mobilehome Residency Law and California Health and Safety Code. A Certified Home Inspection is highly recommended.
9. Buyers may not move into the home until Management has approved them for residency. If an escrow was opened an email/written approval that Escrow has closed is also required. The person(s) signing the Rental Agreement must be an occupant of the home and listed on Title as the Registered Owner.

**THE OFFICE HAS 15 BUSINESS DAYS TO PROCESS THE APPLICATION
AFTER ALL REQUIRED INFORMATION HAS BEEN SUBMITTED.**

Thank you for considering our Park.

Print Name

Signature

Date

Print Name

Signature

Date