SUN MEADOWS
AN ACTIVE 55+ COMMUNITY

APPLICATION REQUIREMENTS:

Thank you for your interest in joining the Sun Meadows Community.
The following items are required for consideration:

1. Proof of age qualification for each potential resident: 55+ years for the Primary Resident and 45+ years for an Additional Resident; two (2) identification forms per person. One ID must include a clear photo: typically a valid Driver's License, State ID, Passport or Military ID, and Social Security card,
2. A fully completed Sun Meadows Application for each person seeking residency.
3. Copies of the most recent 3 months of verifiable income for each applicant; detailed company pay stubs preferred; proof of monthly pension, SSA, retirement, and or investment income, self-employment, etc. in place of employment income is required.
4. Copies of the most recent 3 months of checking and saving account bank statements for each applicant. Proof of other income or savings may be required and considered.
5. A copy of a current credit report, including detailed credit history, from a reporting agency such as Equifax, for each applicant. Detailed history is required.
6. A copy of the first two pages of the completed Home Purchase Agreement.
7. Signed copy of your homeowner's insurance binder covering the home you're buying.
8. Signed copy of Sun Meadows Rules and Regulations by each potential resident
9. Total combined income: minimally equal to the monthly space rent plus $225.00, multiplied by 3. For example, if the space rent is $875, the minimum qualifying income is: ($875+$225) x 3 or $3300 per month. This is an example. The rent varies with each unit.
10. Sun Meadows is a pet-friendly community, but we do have breed restrictions for dogs and a two (2) animal limit per home. Carefully review and sign the Pet-Animal Agreement whether you have a pet now or not.

Financing the home may play a factor in our determination of minimum income. Management may require a Security Deposit or Co-Signer Guarantor due to bankruptcies, credit history of untimely payments, and or default; or the applicant(s) may be disapproved.

If you need any help with the process, our experienced team will be happy to guide you.

Kindly,

Community Manager
SunMeadows@hotmail.com
951-672-3549

Receipt of these requirements is recorded.


ENTRANCE
MURRIETA ROAD
ARBOR
ARBOR
BIRCH
CYPRESS
DALE
EVERGREEN
SUN MEADOWS DRIVE
FERN
GLEN
HOLLY
IRIS
JASMINE
KNOLL
LILLY
MOSS
ORANGE
TULIP
VIOLET
NUTMEG
PALM
1-102
103-200
201-306
307-392