TENANCY INFORMATION
AND STANDARDS

Civil Code Section 798.74

Western Manufactured Housing Communities Association

Rancho Del Rey Mobile Home Estates

TO:

Dear Homeowner or Prospective Homeowner:

The following are the items of information management will require, and the standards that will be utilized in determining if the prospective homeowner will be is acceptable as a homeowner in the park:

Information required:

1) Fully executed Application for each person applying for tenancy.
2) Signed "Privacy Statement Form".
3) Signed "Consent to Obtain Consumer Credit" form.
4) Signed "Information for Prospective Homeowners" form.
5) Signed "Mobilehome Rental Agreement Disclosure" form.
6) Color copy of each applicants State issued ID or Driver's License.
7) Two months of bank statements showing income deposits.
8) Two months of income supporting documents (Pay stubs, SSA Letter etc.)

Standards to be applied:

1) All applicants for tenancy must be 55 years or older. Other occupants must be 18 years or older.
2) Applicant must prove that monthly income is greater then three times the monthly rent.
3) FICO Score must meet the park minimum of 651 or greater.
4) Applicant must not have any evictions or bankruptcies within the past 5 years.
5) Application is evaluated on the ability of applicant to conform to the (MRL) Mobile Home Residency Law and the park Rules and Regulations.
6) General/Criminal background checks and references of past tenancy information are required and evaluated to confirm applicant will comply with the Rules and Regulations.
7) Restrictions are placed on pets. Limit is two (2) small pets per space. Dogs must be approved by management and must be no greater than 15 inches at the shoulders or weigh less than 22 pounds.

Within fifteen (15) business days of receiving all of the information requested from an applicant, we will notify the seller and the applicant in writing of either acceptance or rejection as required by Civil Code Section 798.74(a).

Date: _____

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(Park Management)