February 20, 2025

Welcome to Mariners Pointe:

We are excited that you are interested in our beautiful and peaceful community!

Please find following our “Application for Residency “as well as our “Prospective Resident Requirement” forms that will need to complete and returned to our office at your earliest convenience.

Please feel free to reach out to our park’s office at (714)968-0820 if you have any further questions.

We look forward to your arrival…

Team Mariners Pointe

Mariners Pointe MHP

Park Approval Process:

Each manufactured home community is different in the process of approving applications for residency; however, the following list provides the most common practices….

1. A copy of your driver's license as proof of age
2. A copy of your social security card
3. Complete Bank Statements 6 months
4. Copy of all persons canceled checks for rental verification 6 months
5. A completed and signed park application, including Page 4 Completed, Financial Statement.
6. A current credit report: minimum score accepted 690
7. Verification of your ability to pay rent: must show income to be 3 times your monthly rental space of $2095.00 which will be $6285.00 monthly
    a. To include: W'2s, 1099's, bank statements (social security income, or any direct deposits income)
8. Escrow Instructions:
    a. If purchasing with a Loan, please provide a full copy of the loan approval.
    b. If purchasing a home for cash, please provide account showing proof of funds for cash payment.
9. All Homes must have a recent (less than 30 days) Termite Inspection with pricing and all Section 1 Items marked
10. All Homes must have a recent Health & Safety Inspection from one of the following:
    a. $480.00 Mfd Home Inspection 714-353-1360
    b. $425.00 ThoroughSpec 714-404-3392 Mark Kinder
    c. $350.00 JK Construction 714-404-9846 Jerry McKinish

The home must not close Escrow until residency has been approved

Thank you, management