SUN MEADOWS

APPLICATION REQUIREMENTS

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

Each person desiring residency in the home requires management's prior approval.

Potential resident(s) must apply individually and provide all items below:

1. A fully completed Sun Meadows Application must be completed per person seeking residency. The application includes several sections including income and personal information about pets and vehicles. Please note, parking is limited to your home site. Street parking is not permitted. RV lots for oversized/additional vehicles are subject to availability.
2. Proof of identification and age qualification for **each** person: 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. Typical examples: valid Driver's License, State ID, Passport or Military ID, along with a copy of a Social Security card.
3. The combined income of all applicants must minimally equal the **actual monthly space rent plus estimated other housing costs, multiplied by 3**. For example, **IF** the space rent is $975 and other housing costs including baseline utilities and other essentials is estimated at $275 for 2026, the minimum qualifying income is: ($975+$275) x 3 or $3750 per month.
4. Include the **most recent 3 months** of verifiable income for **each** applicant: detailed company pay stubs preferred, self-employment, pension, SSA, retirement, investment income, etc.
5. Copies of the **most recent 3 months** of checking **and** saving's bank account statements for **each** applicant. Proof of other income or savings may be required and considered.
6. Copy of a current credit report which includes a **DETAILED** credit history and credit score for **each** applicant (e.g., Equifax, etc.). **Simple reports showing no history will be rejected.**
7. Signed copy of Sun Meadows Rules and Regulations by **each** potential resident.
8. 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 and restricted breeds form whether you have a pet now or not.
9. Copy of your homeowner's insurance quote covering home in escrow.
10. Additional considerations apply to live-in caregivers, please inquire.

Financing the home may play a factor in our determination of minimum income. Management may require detailed written explanations due to lack of credit history or untimely payments, defaults, bankruptcy, etc. or the applicant(s) may be disapproved.

Incomplete applications will not be processed. If you need any help, our experienced team will be happy to guide you.

Sincerely,
Sun Meadows Community
SunMeadows@hotmail.com
951-672-3549

Receipt of these requirements is recorded.