



APPLICATION FOR TENANCY PROCESS CHECKLIST

EQUAL HOUSING OPPORTUNITY

We conduct our business in compliance with the Federal Fair Housing Law. It is illegal to discriminate against any person based on race, color, religion, sex, handicap, familial status, or national origin.

Please provide the following:

- Completed and signed Application for Tenancy by each adult applicant (18 years or older).
- Copy of valid photo ID for each adult applicant (18 years or older).
- Proof of income – two (2) most recent months' paycheck stubs or Social Security or Disability Statements for each adult applicant (18 years or older).
- Photograph of any and all pets; copy of license if applicable.
- Copy of RV registration if applicable.
- Application fee of \$25 if applicable

Guidelines for Approval:

- Minimum credit score of 600.
- Minimum gross income of three (3) times the monthly rent/utilities/covenants. Security deposit equal to one (1) full month's rent. (up to one month's rent)
- Any applicant with an eviction within the past five (5) years or active bankruptcy is subject to denial.
- Debt to income ratio **should** be at 42% or less.
- Any misrepresentation on the application, discovered before or after approval, will result in voiding, withdrawal, or dismissal of the lease.
- Up to two (2) pets are allowed (subject to management approval). Breed & weight restrictions may apply. Pets must be under 30 pounds and spayed/neutered. No breeding is allowed.
- Any recreational vehicle that has significant damage or is in poor condition may require additional maintenance, repair, paint/weather resistance before being allowed into the park. The storage fee to park in the community is \$ _____ per month.

Additional Information:

If your application package is complete (all of the above-referenced documentation is provided), Park Management will process your application package and may schedule a meeting with you. If you need to cancel your appointment, please call at least 24 hours prior to the appointment. If you are late, Management will reschedule your appointment. It is your responsibility to bring a translator to the appointment if necessary. Failure to provide the above documentation may result in a delay of the application process or denial of your application for tenancy. Providing false or misleading information or omitting any information constitutes fraud and justifies rescission of the application, damages, and other remedies.

Acknowledgement:

Acknowledge Receipt of Application for Tenancy Process Checklist by Prospective Homeowner/Tenant:

Space Number: _____

Date:

Prospective Tenant Name (Printed): _____

Prospective Tenant Signature: _____

Prospective Tenant Name (Printed): _____

Prospective Tenant Signature: _____

**SECTION 1: APPLICANT INFORMATION**

Applicant Name:

First

Middle

Last

* Photo ID : _____ Drivers License/ID Number: _____ Date of Birth: _____

Phone Number: _____ Email Address: _____

Co Applicant Name:

First

Middle

Last

*Photo ID: _____ Driver's License/ID Number: _____ Date of Birth: _____

Phone Number _____ Email Address: _____

*If you have a SSN (Social Security Number) or ITIN (Individual Taxpayer Number), please provide it.

SECTION 2: RESIDENCE INFORMATION (Must show a five (5) years minimum history. *If less than 5 years at current address provide previous additional information on back of this page.*)

Applicant Current Street Address: _____

City: _____ State: _____ Zip: _____ Length of Time: _____

Own or Rent: _____ Monthly Payment: _____

Landlord Name: _____ Phone Number: _____ E-mail: _____

Reason for Leaving: _____

Co- Applicant Current Street Address: _____

City: _____ State: _____ Zip: _____ Length of Time: _____

Own or Rent: _____ Monthly Payment: _____

Landlord Name: _____ Phone Number: _____ E-mail: _____

Reason for Leaving: _____



SECTION 3: EMPLOYMENT INFORMATION (Must show a five (5) years minimum history. *If less than 5 years with current employer provide previous employer information on back of this page.*)

Applicants Employer: _____

Address: _____

Supervisor Name: _____ Phone: _____ Position Held: _____

Length of Employment: _____ Gross Monthly Income: _____

Additional Income (Source and Amount): _____

Co-Applicants Employer: _____

Address: _____

Supervisor Name: _____ Phone: _____ Position Held: _____

Length of Employment: _____ Gross Monthly Income: _____

Additional Income (Source and Amount): _____

SECTION 4: OCCUPANTS UNDER 18 YEARS OF AGE

Please list all minors who will be occupying the space:

Name: _____ Relationship: _____ Date of Birth: _____

Name: _____ Relationship: _____ Date of Birth: _____

Name: _____ Relationship: _____ Date of Birth: _____

Name: _____ Relationship: _____ Date of Birth: _____

SECTION 5: EMERGENCY CONTACTS

Please list 2 persons, not living with you, to notify in case of an emergency.

Name: _____ Relationship: _____

Address: _____

Home Number: _____ Cell Number: _____

Name: _____ Relationship: _____

Address: _____

Home Number: _____ Cell Number: _____

**SECTION 6: VEHICLES**

Please list the vehicles to be parked at the home site. Number of Automobiles: _____ (only 2 per home site are allotted).

Year: _____ Make & Model: _____ Color: _____ License Number: _____

Year: _____ Make & Model: _____ Color: _____ License Number: _____

SECTION 7: PETS

All pets must be approved by Park Management prior to move-in. We allow for 2 pets only, please refer to Park Rules and Regulations for maximum height and weight requirements. **Aggressive Breeds are expressly prohibited.**

Type of Pet: _____ Breed: _____ Name: _____ Size: _____ Color: _____

Type of Pet: _____ Breed: _____ Name: _____ Size: _____ Color: _____

SECTION 8: FINANCIAL

Have you ever been asked to terminate your residency elsewhere, been Evicted or Foreclosed? _____

If yes please explain: _____

Have you ever filed for Bankruptcy? _____ If yes please list date: _____

Was the Bankruptcy Discharged? _____ If yes please list date: _____

**SECTION 9: MOBILE HOME, RV, OR TRAILER THAT WILL OCCUPY THE SPACE**

Year: _____ Make/Model: _____ License/Decal Number: _____

Width: _____ Length: _____ State Registered: _____ Amps Needed: _____

Financed by/Legal Owner: Name: _____

Address: _____ State: _____ Zip: _____

Registered Owner: Name: _____

Address: _____ State: _____ Zip: _____

****Please include photo for all RVs, Trailers, or Mobile Homes brought into the Park.*****Authorization for Release of Information**

The undersigned requests the management to run a credit and eviction, and to check references and representations as acceptable by law. The undersigned acknowledges that in the event both management and the undersigned execute a rental agreement, it is subject to approval by the management of the undersigned's mobile home or recreational vehicle as provided in the Rental Agreement.

The undersigned represents and warrants that the above information is true and correct and has been made for the purpose of informing the management of the park. The management has permission to verify any and all information offered on this application.

The undersigned understands that in the event of any of the above information cannot be verified by the management of the Park, that the management of the Park has the right to deny the application.

The undersigned further understands that Prospective Residents shall have no rights of tenancy until a Rental Agreement has been signed by the park management and the Prospective Resident(s).

Applicant Signature: _____ Date: _____

Co Applicant Signature: _____ Date: _____



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 mobile home 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 \$_____ for address/space number _____. 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.

Sewer	\$	Trash	\$	Water	\$	Other	\$
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Some spaces are governed by an ordinance, rule, regulation, or initiative measure that limits or restricts rents in mobilehome parks. 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: _____

**Mobilehome Park Rental Agreement Disclosure Form**

THIS DISCLOSURE STATEMENT CONCERNS THE MOBILEHOME PARK KNOWN AS [MOBILE HOME PARK NAME] LOCATED AT [ADDRESS, CITY, STATE, ZIP] IN THE CITY OF [CITY], COUNTY [COUNTY], STATE OF CALIFORNIA.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE PARK AND PARK COMMON AREAS AS OF [DATE] IN COMPLIANCE WITH SECTION [798.75.5](#) OF THE CIVIL CODE.

IT IS NOT A WARRANTY OF ANY KIND BY THE MOBILEHOME PARK OWNER OR PARK MANAGEMENT AND IS NOT A SUBSTITUTE FOR ANY INSPECTION BY THE PROSPECTIVE HOMEOWNER/LESSEE OF THE SPACE TO BE RENTED OR LEASED OR OF THE PARK, INCLUDING ALL COMMON AREAS REFERENCED IN THIS STATEMENT. THIS STATEMENT DOES NOT CREATE ANY NEW DUTY OR NEW LIABILITY ON THE PART OF THE MOBILEHOME PARK OWNER OR MOBILEHOME PARK MANAGEMENT OR AFFECT ANY DUTIES THAT MAY HAVE EXISTED PRIOR TO THE ENACTMENT OF SECTION [798.75.5](#) OF THE CIVIL CODE, OTHER THAN THE DUTY TO DISCLOSE THE INFORMATION REQUIRED BY THE STATEMENT.

Are you (the mobilehome park owner/mobilehome park manager) aware of any of the following:

A. Park or common area facilities?	B. Does the park contain this facility?		C. Is the facility in operation?		D. Does the facility have any known substantial defects?		E. Are there any uncorrected park citations or notices of abatement relating to the facilities issued by a public agency?		F. Is there any substantial, uncorrected damage to the facility from fire, flood, earth-quake, or landslides?		G. Are there any pending lawsuits by or against the park affecting the facilities or alleging defects in the facilities?		H. Is there any encroachment, easement, non-conforming use, or violation of setback requirements regarding this park common area facility?	
	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
Clubhouse														
Walkways														
Streets, roads and access														
Electric utility system														
Water utility system														
Gas utility system														
Common area lighting system														
Septic or sewer system														
Playground														
RV storage														
Parking areas														
Swimming Pool														
Spa pool														
Laundry														
Other common area facilities *														

* If there are other important park or common area facilities, please specify (attach additional sheets if necessary):

If any item in C is checked "no", or any item in D, E, F, G, or H is checked "yes", please explain (attach additional sheets if necessary):

The mobilehome park owner/park manager states that the information herein has been delivered to the prospective homeowner/lessee a minimum of three days prior to execution of a rental agreement and is true and correct to the best of the park owner/park manager's knowledge as of the date Signed by the park owner/manager.

Park Owner/Manager: _____ [Park Owner/Manager] By: [By]

Date: [Date]

I/WE ACKNOWLEDGE RECEIPT OF A COMPLETED COPY OF THE PARK

OWNER/MANAGER STATEMENT.

Prospective Homeowner _____ Prospective Homeowner _____ Date : _____

Supplemental Disclosure

THE INFORMATION PROVIDED IN THIS PART OF THE DISCLOSURE STATEMENT IS INTENDED TO PERMIT THE PROSPECTIVE PURCHASER TO CONSIDER FACTORS WHICH MAY OR MAY NOT BE IMPORTANT, OR WHICH MAY OR MAY NOT BE SIGNIFICANT IN DETERMINING THE RENTAL VALUE OF THE HOMES. ON THE OTHER HAND, SOME OF THE MATTERS HEREIN MAY BE IMPORTANT TO THE PURCHASER IN DETERMINING WHETHER TO ESTABLISH TENANCY AND WEIGHING THE ADVANTAGES AND DISADVANTAGES OF RESIDING IN THE PARK, WITH SO MANY HOUSING CHOICES IN THE MARKET TODAY. ALTERNATIVES SHOULD ALSO BE CAREFULLY EVALUATED.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE-DESCRIBED PROPERTY AS OF THE DATE THIS NOTICE IS PROVIDED. IT IS NOT A WARRANTY OR PROMISE OF ANY KIND, AND IS NOT A SUBSTITUTE FOR THE INSPECTION OF THE COMMON AREA, IMPROVEMENTS, FACILITIES, AND SERVICES, THE HOMESITE OR OTHER CONDITIONS THE PROSPECTIVE HOMEOWNER (S) SHOULD OBTAIN. THE PROSPECTIVE HOMEOWNER AGREES TO MAKE INDEPENDENT INVESTIGATION, TO HIS, HER OR THEIR COMPLETE SATISFACTION OF ALL PARK CONDITIONS, CONDITIONS. PROSPECTIVE HOMEOWNER WILL EXERCISE DUE DILIGENCE IN THE INSPECTION, EXAMINATION AND EVALUATION OF THE PARK'S CONDITION AND THE CONDITION OF THE HOMESITE.

1. Management recommends any and all inspections by licensed contractors or other qualified personnel of utility systems at the pedestal and elsewhere (gas, electric, sewer, and water) pool, recreational facilities, streets, and all common areas and home site.
2. Prospective Homeowner is aware that a Park in "good working order" will experience, from time to time, the breakdown, failure, or malfunction of common facilities, services, utilities and improvements. From time to time, such periodic events are likely to, similarly, occur in this park. Prospective Homeowner is aware that the mobile home park is aging, while serviceable and reasonably maintained as of the date of this agreement.
3. Prospective Homeowner is aware that the mobilehome space has 20 { } 30 { } 50 { } 100 { } amp electrical capacity of electrical appliances. Please read the rules and regulations with care. The community utilities are subject to interruptions from time to time, based on failure of services, or need for repairs which are unexpected and unanticipated. Management will act in a reasonable manner to provide utility service. Such utilities may be subject to interruptions from time to time including water lines, natural gas and electric lines. On some occasions, it is possible that a sewer or septic may become clogged or full and management will act promptly and in a reasonable fashion to clear clogged sewers or have septic tanks emptied and to determine the cause of such interruptions. Clogs can often result from improper disposal of waste matter into the sewer or septic facilities, such as paper goods, towels, toys, kitchen grease, hair, corrosive materials and other matters. Residents are responsible not to put improper waste matter into the sewer system.
4. Prospective homeowner is aware that the Park is not required to comply with provisions of the Americans with Disabilities Act with regard to the home site because the community is a private residential housing facility. Park shall do so if required in any future time. Park will make reasonable accommodations for the disabled or handicapped, but the law allows no inquiry into needs of a homeowner. Management may of course receive requests for reasonable accommodations regarding the home site.
5. Prospective Homeowner is aware that there is a comprehensive and complex series of laws and regulations by local, state, and federal governments, which deal with Hazardous substances. Prospective Homeowner may not deposit hazardous waste or substances in the Park. Motor Oils and other liquids may not be put into the sewer system or put in the waste disposal bins or any waste receptacle. Management is not aware of any existing hazardous waste hazard or condition in this Park. Prospective Homeowner agrees to consult their own advisors as to the potential for hazardous substances and condition in the Park, and Prospective Homeowner assumes all responsibility for such investigation.
6. Prospective Homeowner is aware that the park is surrounded by other property, the uses of which may or may not be to the personal taste or distaste of a prospective homeowner, some might describe certain surrounding land uses as a "nuisance." In such matters, the personal feelings of the prospective homeowner need to be considered. Prospective homeowners will investigate all surrounding lands and make a personal determination whether there would be any problem. Please note the following conditions of surrounding land which prospective purchaser should specifically consider. { } industrial buildings or factories, { } flight paths, { } agriculture or livestock, { } power lines, { } taverns or entertainment places, { } railroads, { } freeways, { } shopping center, { } school, { } church, { } parks or playgrounds, { } flood control drains or channels, { } lakes, { } streams, { } creeks, { } rivers, { } other: _____.
7. SOIL COMPOSITION: Some parts of California are known for areas of land unsuited for real property improvements due to poor load bearing ability, expansiveness, subsidence, moisture, or other characteristics. The soil conditions including subsurface and sub grade characteristics of the land on which the park is situated have not required correction or any past remedial attention or work to our knowledge. However, this is not to say that the mobilehome will not require re-leveling from time to time due to soil characteristics, the quality of the set-up of the mobilehome, failure by the resident to drain water away from and not under the mobilehome or settling of the mobilehome home or space. The Park was constructed with all required government permits, licenses, and approvals. It is believed that the Park is not subject to the conditions which have been described above, but it is not known whether such conditions will be experienced in the future. Management is unaware of any present defect in the composition of the soil of the park, including the grade and sub grade. Management is unaware of any subsidence, expansive quality, propensity for failure, moisture content, lack of compactness, or other defect or condition requiring regular or frequent remedial attention or correction on the home site. Some settlement or subsidence may occur and homeowner should be aware that from time to time, it is possible that homeowner will be required to adjust, add, move, reinforce, or periodically replace the supporting piers in order to keep the mobilehome level on the home site; leveling is also effected by the numbers of piers, the quality of work by the set up contractor. The placement and size of the footings below the piers, the drainage away from the home site, such that water does not accumulate under the mobilehome or in any other location on the home site, the weight distribution of the mobilehome (more modern mobilehome may have significantly more outside perimeter weight than the rest of the mobilehome requiring greater attention to and support of the outside perimeter of the mobilehome resulting in uneven floors and miss-matched moldings where the floors may tend to rise at the center of a room sometimes caused by the outside perimeter bearing down on an insufficient number of and disproportionately weight loaded piers), or unequal distribution of weight within the mobilehome.. Prospective homeowner must fully investigate and obtain independent advice and opinions from an appropriate advisor, expert or other knowledgeable persons concerning land conditions and the frequency of expected adjustment to the home.
8. ENVIRONMENTAL HAZARDS: Management is unaware of the presence of any substances, materials, or products which may be an environmental hazard, such as, but not limited to, asbestos, formaldehyde, radon gas, lead based paint, fuel or chemical storage tanks, and contaminated soil or water in the common areas of the park. The park's water supply is derived from { } a well, { } x a municipal water source, or { } other, Prospective homeowner agrees to independently investigate and employ or consult with appropriate and knowledgeable experts of its choice in respect to any such possibility or other condition which may affect them. Further, please see the attached lead-paint disclosure form and brochure for further information.

9. **EARTHQUAKES:** California is reputed for seismic activity however; Management is not aware that the park is located in an area commonly known to have seismic activity faults deemed sufficiently active and well-defined as to constitute a potential hazard to structures from surface faulting or fault creep. Prospective homeowner should investigate to determine whether or not there are any faults in the area of the community deemed sufficiently active and well defined as to constitute a potential hazard to structures from surface faulting or fault creep. There has been no known seismic activity but not which caused property damage or personal injury during the existence of the community, however, such a historic experience is no warranty or representation that such may not occur in the future. Earthquakes are not predictable, such seismic disturbances may occur. Moreover, whether or not or how often or intensely such activity may occur in the future, is not predictable. Prospective homeowner may desire to obtain earthquake insurance should such a factor be a material concern. Management provides no representation that the community has such coverage in any insurance, which relates to the community.
10. **AGE:** The physical improvements in the park consist of the features that are on site and underground. The improvements include utility lines and pipes and other improvements. From time to time, these improvements may need repair or may fail or malfunction. The condition of the physical improvements in the park at the present time is serviceable and operable: This condition may change at any time requiring repair and replacement of the physical improvements. Management is not aware of any improvements requiring repair or replacement at this time. Management reserves the right to supplement this statement at any time with additional information, as is known. Repairs, maintenance, capital replacements and improvements are subject to priorities established by the management based on need, appropriateness and necessity. The park will be operational and serviceable in accordance with the standard set by the mobilehome residency law.
11. **FLOODING, DRAINAGE OR GRADING:** From time to time, especially in heavy rainfall, there may be temporary surface waters which take time to drain away, and the time for such drainage to be completed will vary depending on the duration and intensity of the rainfall. Occasionally, the streets and common areas of the community may also become wet because of landscape over-spray. It is therefore important for all to proceed carefully when in the street of the park. The park is not known to be subject to any risk of major flood. This is not to say, however, that such an event has not taken place in the past. Prospective purchasers should be careful to be duly diligent to ascertain all publicly available information with respect to the location of the park and its proximity to any area subject to flooding. Other environmental conditions and circumstances such as contamination or nuisance from other sources. The homeowner is responsible for ensuring that all water under the mobilehome drains away from there and not onto the adjacent home site or common area. But in a controlled approved manner such that the runoff causes no injury or damage or risk of same and does not stand, gather or accumulate beneath the mobilehome or on the home site.
12. **NEIGHBORHOOD NOISE:** From time to time, there may be neighborhood disturbances or nuisances, as is the case in any residential neighborhood. Social Activities, noisy children, delivery trucks, the occasional loose pet, lost motorists, domestic squabbles, loud music, television, power tools, and other conduct or conditions, which may be disturbing should be expected as in any neighborhood. Any offensive conduct or condition, which become known to management, will be reviewed for remedial action. Conditions on other residents' spaces may also be disturbing or a nuisance but may occur from time to time before management can undertake or effect a cure, thereto in some instances, appropriateness of enforcement efforts, Management shall act reasonably under the circumstances and may seek cooperation prior to considering action to require removal of a mobilehome by eviction or other legal action. Various uses of lands in the area of the park may be disturbing, churches, taverns, schools, parks, shops, shopping centers, dairies, manufacturing and industrial uses, indeed even residential or other recreational uses, depending on the conduct of the neighbors, may be disturbing: Therefore, make sure you ask the seller about the effect of other land uses on the tenancy you are considering. Spend time at the home site at various times of the day to determine the effects of adjacent land uses on you. Check with adjacent owners to learn more about their adjacent land uses. From time to time, there may be static or other reception interference which may affect the operation of a radio, television, or other electronic appliance, due to the presence of operation of a licensed amateur (Ham) radio in the community and or in the vicinity of the community. The degree and extent of such interference may vary depending on the location of the home site in the community. Such interference, if any, may be more frequent or prominent in the evening hours.
13. **SELLERS WRITTEN COMPLAINTS ON FILE:** written complaints, which have been made about the park, management, the home site, neighbors and any tenancy in the park by the seller of the mobilehome, are kept on file and may be reviewed by the prospective purchaser. Seller is required to provide buyer with a transfer disclosure statement which buyer may review for further specific information respecting the mobilehome, its accessory structures, equipment, appliances and amenities. Management further recommends a home warranty inspection.
14. **CHANGES IN VALUE AND INCREASES IN RENT:** Changes in value to the mobilehome and space rent will likely occur during tenancy. There are many variables inherent in a mobilehome investment. These include risks of obsolescence, changes in demand, location, mobilehome maintenance, wear and tear, age, technological advances, interest rates and terms, rent adjustments, economic climate and development, neighborhood changes, and many other factors. The value of your mobilehome may decline in the future, like any vehicle or may increase depending on market or other conditions of events. You understand the existence of such investment risk and recognize that entering into a rental agreement and purchasing a mobilehome entails a risk of economic loss or loss in value to the mobilehome, or conversely, potential gain or profit.
15. **SECURITY MEASURES NOT REASONABLY REQUIRED:** This park is not a security park. Management has not found it necessary to provide any measures for the security or protection of residents or property within the park. If provision of such services becomes a reasonable course of action for the purpose of meeting a legal duty to the residents, management shall take such action as appropriate in such an event. This does not mean that the park is secure from theft or other criminal acts, which may be perpetrated. The park reflects modern society with many of the same benefits and risks. All residents should exercise typical precautionary measures of their own protection and well-being.
16. **DUE DILIGENCE BY PROSPECTIVE PURCHASER REQUIRED:** Prospective homeowners have the right and it is recommended that prospective purchaser should investigate, analyze, evaluate and exercise due diligence in ascertaining the completeness and accuracy of the matter stated herein and shall otherwise undertake to fully investigate and to complete all investigations prior to executing the rental agreement for tenancy to be offered after management notifies the seller and prospective homeowner of approval for tenancy., Prospective homeowner shall, to the extent deemed appropriate investigate and research public records and other sources to ascertain any further facts, conditions, occurrences, or other information important on material to the prospective homeowner regarding possible tenancy in the park. Prospective homeowner shall not rely on this statement as full, complete or the exclusive statement of matters, conditions or facts that may be important or material to the prospective homeowner in considering tenancy. Prospective homeowner must investigate all such matter which concern prospective homeowner and obtain expert assistance where necessary to provide prospective homeowner with all material information required by prospective homeowner to make a fully informed decisions and evaluation. Prospective homeowner may request a report issued by a title insurer to determine any further exceptions, cloud, encumbrances, easements and other interest of record through unlikely to affect the value of the leasehold interest or tenancy within the park.
17. **LOCAL CONDITIONS, WILDLIFE:** The community is located in a { } RURAL, { } SUBURBAN,
18. { } URBAN AREA. The park is subject to visits from perhaps, raccoons, opossum, mice, rats, skunks, and feral cats among other wildlife. Stay away from all wildlife, such wildlife may injure you or damage property: such wildlife may pose extreme dangers if confronted or approached, and may be ill, diseases, or deranged. Check local authorities frequently for any reports of wildlife in the vicinity. Care should be taken for all family members to educate them to the possibility of such wildlife in the community. Report any sighting of wildlife to the management immediately. Management will take reasonable care to deal with the intrusion of wildlife in the community, posing an immediate and present risk to health and safety, however, the community may be in the vicinity of the habitat of the wildlife in the area, and it is not possible to prevent intermittent incursions of such wildlife.
19. **PARKING IS LIMITED:** check the rules and regulations to determine parking restrictions. If street parking is not permitted, vehicles parked in the street will be towed. Guest parking is also limited. If there is insufficient space on the home site to permit guest parking, and if guest parking provided is not available, guests may be required to park outside the park to avoid being towed. Resident vehicles are not permitted in guest parking. Guest parking is for guest only. Offenders will be towed so other resident 's may have their guests properly use the available space. If the park is posted for no street parking, no warning is required before the vehicle is towed from the street. Check the rules and regulations for the specific requirement as to the parking of vehicles and guest vehicles in the park.

20. **TREES:** the community may have many trees. Trees in the common areas may be pruned, trimmed, or removed at the sole discretion of the management, such may be the case where a tree poses risk to persons or property, is diseased, or for other reasons. If the resident decides that a tree on the common area or the home site is in need of being pruned, trimmed, or removed they must provide the management with a written request for this service, and management will take it under advisement. At management's sole discretion, a decision will be made to the extent the tree or trees are pruned, trimmed or removed. If management's decision does not satisfy the resident, it is the responsibility of the resident to provide management with a report from a licensed arborist as to the condition of the tree and the licensed arborist's expert opinion what maintenance the tree may require. Again, management will take this information under advisement, and at management's sole discretion, will make a decision as to the maintenance the tree may require. The prospective homeowner should investigate and gain a professional opinion from licensed arborists as to the condition of any trees on the home site and make an informed decision on the condition of any tree on the home site, before entering into any rental agreement.
21. **CIVIL CODE NOTICE, RE: SEX OFFENDERS:** The following notice is provided for the information of the homeowners and residents and is required to be provided for residential rental agreements. For the convenience of mobilehome owners, this notice is also included herein. "The California Department of Justice, Sheriff's Departments, Police Departments serving jurisdictions of 200,000 or more and many other local law enforcement authorities maintain for public access a date base of the locations of persons required to register pursuant to paragraph (1) of subdivision (A) OF 290.4 OF THE penal Code. The date base is updated on a quarterly basis and a source of information about the presence of these individuals in any neighborhood. The department of Justice also maintains a sex offender identification line through which inquiries about individuals may be made. This is a "900" telephone service. Callers must have specific information about individuals that they are checking, information regarding neighborhoods is not available through the "900" service. Pursuant to Section 290.46 of the Penal code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on the offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP code in which he or she resides. The information in the notice shall not give rise to any cause of action against the disclosing party by a registered sex offender. The law further provides that based on this notification, the lesser (owner and management), seller or broker is not required to provide information in addition to that contained in the notice regarding the proximity of registered sex offenders: The information in the notice shall be deemed to be adequate to inform the lessee or transferee about the existence of a statewide date base of the locations of registered sex offenders and information from the date base regarding those locations. The information in the notice shall not give rise to any cause of action against the disclosing party by a registered sex offender. PLEASE NOTE: Owner and Management are permitted to investigate the ability of the prospective homeowner to pay rent and to comply with the rules and regulations of the Community, pursuant to Civil Code 798.74. Homeowners and residents are therefore encouraged to further investigate in the regard to the extent deemed necessary and appropriate.
22. **BOUNDARIES, LOT LINES, MARKERS:** the lot lines, which are so marked, establish Possession and use of any space or home site, leased or rented within the community. All purchasers should also inspect the lot lines and determine if these are apparent used of any adjacent space which do not conform to the lot lines as marked. In some instances, it is possible that use and possession of spaces as between homeowners may have been by agreement accommodated with changes and encroachments which are not known to the management. Management is not aware of any such encroachments except as follows: By executing the rental agreement and establishing tenancy within the mobilehome community, prospective homeowner warrants that use, control, and possession of the mobilehome space is correctly and properly defined by the lot line markers: provided that the appearance of lot apparently as it presently exists, and as the present use of the home site, and adjacent home sites continues as of the date of purchase, shall control, if there is any variance between the markers and actual pre-existing use and possession. Prospective purchaser further warrants, by executing the rental agreement, that any encroachment, alteration of use, possession, control or responsibility for a space which is inconsistent with the lot lines as marked has no effect on the value of the rental or lease, the value or utility of the leasehold or the mobilehome, accessory structures or equipment and that any such effect has been accounted for and completely settled by a reason of the purchase price paid therefore and the cost of the mobilehome tenancy paid in the form of rents during the course of the said tenancy. Should there be any re-alignment, re-establishment, correction, alteration or modification of the lot lines in the future, it is acknowledged and recited that there is no effect on value of the mobilehome, accessory structures and equipment, purchased by the prospective purchaser or effect on the value of the leasehold or rents paid therefore, and that accordingly no damages, damage or other loss to the prospective purchaser would be occasioned thereby, prospective purchaser should understand and is advised that there is always the possibility that over time, lot line adjustments may be incorrect or out of alignment, or altered by reason of accepted use or agreement between homeowners. With such knowledge and awareness, prospective purchaser will not nor could ever be personally or bodily affected or injured in any way by such a discovery or occurrence.
23. **SCHOOL IMPACT FEE DISCLOSURE:** In accordance with civil code 799.8, please be made aware that any person who proposes to purchase or install a manufactured home or mobilehome on a space or lot, on which the construction of the pad or foundation system commenced after September 1, 1986, and no other manufactured home or mobilehome was previously located, installed, or occupied, that the manufactured home or mobilehome may be subject to a school facilities fee under Sections 53080 and 53080.4 of, and Chapter 4.9 (commencing with Section 65995) of Division 1 of Title 7 of, the Government Code
24. **ATTEST TO ACCURACY AND COMPLETENESS OF RESIDENCY APPLICATION:** The undersigned solemnly declares and certifies that the enclosed information, including any attached statements and supporting schedules, both printed and written, give full, true and correct statements of the financial condition of the undersigned as of the date indicated. I therefore declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.
25. Management recommends any and all inspections by licensed contractors or other qualified personnel of utility systems at the pedestal and elsewhere (gas, electric, sewer, and water) pool, recreational facilities, streets, and all common areas and home site.

Applicant: _____ Date: _____

Applicant: _____ Date: _____