



Western
Manufactured Housing Communities
Association

TENANCY INFORMATION AND STANDARDS

[Civil Code Section 798.74]

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 acceptable as a homeowner in the park:

Information required:

- Completed in full "Application for Residency"
- Completed "Consent to Obtain Consumer Credit Report" and all forms in application packet completed
- Copy of Valid Photo I.D.
- Employment verification provided for most recent 3 months (Can be current paystubs, Certified Business Income through Profit and loss statement, checks, proof of deposits, Social Security Benefits Letter, etc.)
- Application fee

Standards* to be applied:

- Housing costs (INCLUDES- Monthly Space rent (OR if Sublessee-Rent Amount) + Monthly Utilities + Monthly Home Loan (if applicable)) must be less than 33% of Verifiable Gross Monthly Income (Housing-to-Income ratio 33% or less)
- Housing costs + all obligations, including those from credit report, etc, must be less than 50% of total Verified Gross Monthly Income (Total Debt-to-Income Ratio 50% or less)
- Most recent 3 months of income verified by employer
- Must have a good credit history with a proven record of paying bills on time and all accounts must be current with no recent evictions.
- Most current 3 years of residency verified by landlord with good rental history of paying bills and following rules

* Management reserves the right to use discretion if applicable.

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).

Dated: 2/8/2022 _____


(Park Management)



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