

## What to bring in with your completed application

Thank you for choosing Poway Royal Estates, a Hometown America Community! Poway Royal Estates is an active community designed for all ages. In order to ensure that your application is processed as quickly as possible, be sure to submit all of the required documentation with the completed application.

If there is an area on the application that does not apply, please be sure to mark NA and not leave it blank. We cannot process incomplete applications. You will need to bring in the following items for each applicant:

- •1 form of valid ID-Primary ID Government issued identification can be a passport, driver's license, or state identification
- •Completed and signed Loan/Residency Application Signed Privacy Notice and Privacy Notice Acknowledgment of Receipt A completed Pet Agreement if Applicable

## You will need to bring in the following for each *occupant*:

•1 form of valid ID-Primary ID - Government issued identification can be a passport, driver's license, or state identification

Upon receiving your completed application, it will be submitted into our system, and you will be notified within 10 business days of your approval status. If you are approved, it will be conditional on the receipt of the following documents for all *applicants*:

- Landlord verification *(must be completed by landlord)*. If you own your own home sign and note who the lender is. If no lender write "None".
- Verification of Employment *Must be completed by employer* or on letterhead from employer.
- •Copies of your **last 3 months of pay stubs** verifying your stated income. You will also need to provide your **last 3 months of bank statements** and *if retired or receiving SSI, disability or pensions, award letters are required*.





	Community name	oyal Est	otes 🗅	An all-age A 55-and-	es comm over cor	mmunity		[	Contact Comb	SQUI		Phone 85	<u>3-748-1</u>		Date 	
	Site Address	.824 EL	RE4 Vis	ita s	t.	Site#	143	City 🗸	Poway		State	CA	Zip 92	2064		
	Lot rent (w/o con	cessions)	Home Payn	nent	er mo.		urchase Pr	rice		<b>'</b>	Move	In Desire I	Date			
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Horr	Type of application:		al Rental			Source	of home:		Brokered Retail Partner Private/Other Home use:				Secondary re Other:			
	For "Residency of	only" application,		Cash			Outside k	ender:						☐ Priva	ate move-in	
	indicate source o	``	-		- 0	f	(include c	ору от к	эан арргочан							
	Would this applic American Moder				n Servic	es tor		es 🗆 N		(If yes, fa	x application	to the Tra	nsaction Cente	r.)		
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	endents other than applicant	any listed by	Drivers Licen	se #				В	orrowers relation		Self □ Spo	use 🗆 Ot	her		114422441111	
							Applicant		ss History							
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City				Stat	е	Zip		Eı	mail			Re	sidency Status		Rent tive Dother	
						AN TWO (2) YEARS, LIST DDRESS BELOW:			Mortga	ge/Land Lo	rd (Name an	d phone nu	imber)	Month \$	ily Payment per mo	
Forr	mer Address							Ci	ty				State	) Z	ip	
Res	idency Status Own 🔲 Rent 🚨	Relative 🗀 (	Other			long? yrs n	nos	М	ortgage/Land l	Lord Phone	(Name and	phone num	iber)	Month \$	ly Payment per mo	
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che	ck box	☐ Part 1	i ime			IVIOI			r Income	permo		ing a state of the				
		Notice: Income t	rom alimony, child s	aupport, mainte	nance, and	d public supp	ort payments r	need not be	revealed if you do	not wish to hav	e them consider	ed as a basis f	or paying this obliga	tion.		
Sou	rce	Monthly A \$	mount		Source	9		\$	lly Amount		Source			nthly Amou \$	ınt	
Have	re you ever file ban e you had any judgme al proceedings filed ag	nts, repossessions	s, garnishments,	or		Yes □ No Yes □ N							? □ Yes □ No Comments" sec		e 5.	
			Assets	for Applic	ant 1 (P	lease inc	lude Liqui	id Asset	s as it may er	nhance you	ır approval c	hances)				
		Type of Accoun	t					Bank					Balar	nce		
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Child Support			~			\$						
Alimony						\$						
Car Loan		:	•	\$								
Other:						-	\$					
						•			:			
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Dependents other than any Co-applicant	listed by Drivers Lic			onship:	elf 🔲 Spouse	Other		- AND				
a approxim				Applicant 2 A	Applicant 2 Address History							
Current Address					Home Phone (w/ area code) Cell				ell Phone (w/area code)			
City		Stat	е	Zip	Email R			Residency	Residency Status			
How long at this address?		IF LESS THA FORMER AD		) (2) YEARS, LIST S BELOW:	Mortgage/Land Lord (Name and phone			none number)	•	Monthly Payment \$ per mo		
Former Address					City				State	Zip		
Residency Status  Own D Rent D Rel	ative 🗆 Other	w long? _yrs mos	\$ p					Monthly Payment \$ per mo				
Current employer OR List R	atisad	phone (w/ai	ron cod		ployment History City		State	Occupation D	otail			
Current employer On List N	etired	phone (wai	ea cou	e)								
If self employed check box	☐ Full Time ☐ Part Time	Time emplo Yr		Retired Months	Gross income OR Retirement Income \$ per mo			IF LESS THAN TWO (2) YEARS, LIST FORMER EMPLOYER BELOW:				
Employer			/area code)		City		State	Occupational	Occupational Detail			
If self employed check box	☐ Full Time ☐ Part Time	Time emplo Yr		Months	Gross income OR Retirement Income \$ per mo							
N	ofice: Income from alimony, ch.	ild support, mainte	nance, ar	Applicant 2 ad public support payments need	Other Income	not wish to have t	hem considered a	a basis for paying th	is obligation	n.		
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	Asse	ets for Applic	ant 2 (	Please include Liquid A	issets as it may er	nhance your	approval cha	nces)				
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Credit References and Oth obligations and buy here/p					s that likely DO N	OT already s	how up on th	e credit bureau	ı; such a	as child support		
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Car Loan							\$			* .		
Other:							\$			www.htrawatthttifitantilashatikwa.a.		

			App	licant 3					
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Dependents other than a Co-applicant	ny listed by Drivers Li	cense #		Borrowers relationshi	p: ☐ Self ☐ Spouse	☐ Other			
			Applicant 3	Address History		T***			
Current Address				Home Phone (w/ area	a code)	Cell Phone (w/a	rea code)		
City		State	Zip	Email			Residency Status Own Rent Relative Other		
How long at this address?	yrs mos	IF LESS THAI FORMER ADI	N TWO (2) YEARS, LIST DRESS BELOW:	Mortgage/La	Mortgage/Land Lord (Name and phone number) Monthly				
Former Address				City		Sta	te Zip		
Residency Status  Own  Rent	Relative   Other		How long? yrs mos	Mortgage/Land Lord Phone (Name and phone number)   Monthly Payment   \$ per mo					
			Applicant 3 En	nployment History					
Current employer OR Lis	t Retired	phone (w/ar	ea code)	State	State Occupation Detail				
☐ If self employed check box	Full Time Part Time	Time employ	yed or Retired Months	tirement Income mo	IF LESS THAN TWO (2) YEARS, LIST FORMER EMPLOYER BELOW:				
Employer	Employer phone (w/a			City	State	Occupational Deta			
☐ If self employed ☐ Full Time Time employed Check box ☐ Part Time Yi			yed or Retired Months	Gross income OR Re					
			Applicant 3	Other Income					
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Have you ever file bankr Have you had any judgment Legal proceedings filed agai	s, repossessions, garnishmer	uts, or	□ Yes □ No □ Yes □ No	Have you applied for	credit under a different ES" answers in the "Addi		Yes 🗆 No		
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					\$	<b></b>			
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Credit References and	Other Expenses for App	licant 3 ( inc	lude payments and obligatio	ns that likely DO NOT a		e credit bureau; su	ch as child support		
obligations and buy he	re/pay here car loans an	d furniture co	The state of the s	-u a- Davos		Monthly	Ohligation		
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Alimony				.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	\$				
Car Loan					\$				
Other:					\$				
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Name (Last, First Middle	)		Social Security Number	Date of Birth		Married 🔾 Unmarr			
Dependents other than a	iny listed by Drivers Li	cense #		Borrowers relationshi	p: Self 🖸 Spouse	□ Other			
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Current Address				Home Phone (w/ area		Cell Phone (w/a	rea code)		
City		State	e Zip	Email	andre and the section considerate and an infection to	Residency Stat	us ☐ Own ☐ Rent ☐ Relative ☐ Other		
How long at this address?	vrs mos		N TWO (2) YEARS, LIST DRESS BELOW:	Mortgage/La	and Lord (Name and ph	ione number)	Monthly Payment \$ per mo		

Former Address		•		City				State	Zip	
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Current employer OR Lis	t Retired	phone (w/a	area code)	City	Stat	te O	ccupation Det	all		
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	Notice: Income from alimon	y, child support, main	enance, and public support payments need				asis for paying this			
Source	Monthly Amount \$		Source N	fonthly Amount	Sc	ource		Monthly Amount \$		
Have you ever file bankri Have you had any judgment Legal proceedings filed agai	s, repossessions, garnish	Have you applied for Please explain any "Y				☐ Yes " section				
	j	Assets for Appli	cant 4 (Please include Liquid A	ssets as it may enhan	ice your appro	val chance	es)			
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Credit References and obligations and buy he	Other Expenses for a	Applicant 4 (in	clude payments and obligation ompanies)	s that likely DO NOT a	already show	up on the c	redit bureau;	such as	s child support	
	Type of Bill		T	y or Payee	garangan dan galam da.		Montl	nly Oblig	ation	
Child Care			Company or Fayee			\$				
Child Support										
Alimony				\$						
Car Loan				\$						
Other:				\$						
			<u> </u>							
			Fina	1						
Total Cash Down payme	nt \$			Total Trade Equity for Down Payment \$						
Total Down Payment (Ca	ish Down payment + T	otal Trade Equit	y) \$	Total % of Sales Price						
Applican	t1		Applicant 2	Арј	olicant 3			Α	pplicant 4	
☐ I do not wish to furnish	this information	☐ I do not	wish to furnish this information	☐ I do not wish t	to furnish this info	ormation		do not wis	sh to furnish this information	
nnicity:   Hispanic or Latin  Not Hispanic o		<u> </u>	spanic or Latino Not Hispanic or Latino	☐ Not Hispanic or Latino					anic or Latino Hispanic or Latino	
ce: American Indian or Alaskan Black/African American Native Hawaiian or Other Pa White		Black/African	ian or Alaskan Native American ian or Other Pacific Islander	American 🔲 Black/African American			☐ Black//	African An	or Other Pacific Islander	
Sex: 🗖 Male 🗓	☐ Female	Sex: 🗆	I Male □ Female	Sex: ☐ Ma	ale 🛭 Fer	male	S	ex: 🗆	Male 🛚 Female	
	To be completed by	the interviewer:	This application was taken by	☐ Face-to-Face Inte	erview 🗀 Ma	ail 🗅 Tele	ephone 🔲 I	nternet		
	Child Occ	cupant 1				Child C	occupant 2			
ame (Last, First Middle)			Name Suffix	Name (Last, First Mic	ddle)		····	1	lame Suffix	

cial Security Number	***************************************		Date of Birth		Social Security Number	)r				
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me (Last, First Middle)	Child Oc	cupant 3	Name Suffix		Name (Last, First Mido		Child Oc	cupant	4::::::	Name Suffix
cial Security Number			Date of Birth		Social Security Number				Date of Birth	
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Name (Last, First Middle)			Social Securi	ity Number	Date of Birth	Resi	dency Statu	s:□ Own	☐ Rer	t 🗆 Relative 🗀 Other
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Name (Last, First Middle)			Social Secu	Adult O rity Number	ccupant 2 Date of Birth		System (S		(Magazia	
,			Obolal Octo		Resider		····	ency Status: Own Rent Relative		
Current Address				City		State		Zip Code		
				Adult O	ccupant 3					
Name (Last, First Middle)			Social Secu	rity Number	Date of Birth	Resi	Residency Status: Own 🗆 Rent			t 🗆 Relative 🗀 Other
Current Address				City		State Date o		Date of	e of Birth	
					ccupant 4					
Name (Last, First Middle)	Social Secur	rity Number	Date of Birth	Resi	Residency Status; ☐ Own ☐ I			it 🗆 Relative 🗀 Other		
Current Address		City			State		Date of	Birth		
				Pet Inf	ormation		Barrin (A)			
Туре	Breed		Color	Sex	Name		Birth Date			License#
				Vehicle I	nformation				Mark	
Year		Make			Model			Plate/License #		
Year		Make			Model			Plate/License #		
Year		Make			Model			Plate/Licens	se#	
Mortgage Payment:	ccept			Accept	Referrer Name:	nere You re	erred by	by Anyone :□Yes □No  Is the referrer a resident? □		
	)ecline			Decline Emorgen	L cy Contact		<u> </u>		-11411134	
Name	Parkara Basi Napira dan 814 NAPIRA dan	parage (e.g. parag) (e.g. parage) (e.g. )	Areto-Atto a Narrage et A <u>va Eule</u>	Lineigen	Address:	***************************************		******		<u></u>
			Evening Phon	ne (w/area/code)		Rela	Relationship:			
Day Phone (w/area code)					I Comments					

I/we hereby declare that all statements made in this application are true and correct. I/we are applying for residence in the Community named above. I/we hereby authorize Hometown America to obtain a consumer report, and any other information it deems necessary, for the purpose of evaluating my/our application. I/we agree that verification or reverification of any information contained in this application may be made at any time by the Creditor or Community either directly or through a credit reporting agency. I/we understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment/salary details, vehicle records, licensing records, and/or any other information. I/we hereby expressly release Hometown America, and any procurer or furnisher of such information, from any liability whatsoever in the use, procurement, or furnishing of such information, and understand that my/our application information may be provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies. I/we authorize Creditor and Community to provide a photocopy of this application to others to prove my/our authorization for the release of information by others. I/we authorize the Creditor to release any of the information that I/we provided concerning this application to investors who may purchase my/our loan from the creditor. The Creditor and/or Community will rely on the information contained in this application; I/we agree to update the information if any material facts change prior to closing or occupancy. I/we authorize the Creditor and/or Community to release to third parties any information necessary to monitor the status of the insurance sold to me on my Property. The Creditor, Community, and/or one of their affiliates may eam a commission in connection with any insurance sold to me/us to the extent permitted by law. This application is not a contract, lease, or a homesite re

Applicant 1:	Applicant 2:	
Applicant 3:	Applicant 4:	
Adult Occupant 1:	Adult Occupant 2:	
Adult Occupant 3:	Adult Occupant 4:	

## 2024 CALIFORNIA MOBILEHOME RESIDENCY LAW MOBILEHOME PARK RENTAL AGREEMENT DISCLOSURE FORM

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE PARK AND PARK COMMON AREAS AS OF 1/1/24. IN COMPLIANCE WITH SECTION 798.75.5 OF THE CIVIL CODE. THIS DISCLOSURE STATEMENT CONCERNS THE MOBILEHOME PARK KNOWN AS Poway Royal Estates LOCATED AT 13300 Alpine Drive IN THE CITY OF Poway, COUNTY OF San Diego, STATE OF CALIFORNIA

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 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 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:

facilities		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 are facilities*
contain this facility?	Yes No	×	×	x	×	х	X	×	×	×	×	x	х	х	X	×
in operation?	Yes No	Х	х	x	х	X	X	Х	×		×	Х	х	х	Х	×
have any known substantial defects?	Yes No	X	х	х	х	Х	х	X	×		×	Х	Х	Х	Х	х
uncorrected park citations or notices of abatement relating to the facilities issued by a public agency?	Yes No	×	х	х	х	х	х	х	×		×	×	х	Х	Х	×
unsubstantial uncorrected damage to the facility from fire, flood, earthquake, or landslides?	Yes No	×	Х	х	х	х	х	X	×		х	х	х	X	Х	×
pending lawsuits by or against the park affecting the facilities or alleging defects in the facilities?	Yes No	×		×	Х	X	×	х	Х	Х	×	Х	х	Х	X	×
encroachment, easement, non-conforming use, or violation of setback requirements regarding this park common area facility?	Yes No	x	×	×	х	×	×	х	×	×	×	×	×	х	×	×

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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 park owner/park manager's knowledge as of the date signed by the park owner/manager 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

Prospective Homeowner	I/WE ACKNOWLEDGE RECEIPT OF A COMPLETED COPY OF THE PARK OWNER/MANAGER STATEMEN	Park Owner/Manager: Hometown America Management L.P., By:Fernando or Pam Esquivel its authorized agent signature
	THE PARK OWNER/MANAGER STATEMENT.	-
		Date:

Prospective Homeowner  Park Owner/Manager: , Title:	Prospective Homeowner  Park Owner/Manager:, Title:,	Prospective Homeowner  Park Owner/Manager: , Title:,
Date:	Date:	Date: