

Dear Prospective Tenant:

Thank you for your interest in our community. When you are ready to submit your Application to Rent, we will need the following items:

1. **Application to Rent:** Application must be completed in its entirety for every person over the age of 18 that will be residing in the home. Spouses may complete one application. Non-spouses must complete separate applications.
2. **Proof of income:** A link to Payscale will be sent to you via email or text message. You must provide a valid email address or cell phone number to verify your income. Payscale uses technology to automate and streamline the income verification process of applicants by searching your deposit history directly from your bank accounts using a secure web-portal.
3. **Identification:** Driver's license or other Government issued identification and social security card for each applicant. Copies not accepted. If you have never been issued a social security card you must state this in writing and sign it.
4. **Check Checks:** Cashier's check or money orders ONLY (personal checks will not be accepted) in the amount of \$25.00 per adult applicant payable to:

Starlight Mobile Home Park

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Park Name

All of the items mentioned above must be submitted with your application. Income, employment, credit history, and prior tenancies are all taken into consideration in the application process. Although we are permitted fifteen (15) business days to process an application, they are processed as quickly as possible and in the order they are received. You will be notified by phone and/or mail when a decision has been made. Incomplete or partial applications will not be accepted. Delay in submitting the necessary documents will delay the processing of your application.

Sincerely,

Park Management

**Starlight Mobile Home Park  
351 E Bradley Ave El Cajon CA 92021  
619-562-5755**

**FAIR HOUSING AND PROSPECTIVE RESIDENT  
SCREENING CRITERIA FOR RESIDENCY**

**We Do Business in Accordance with The Federal Fair Housing Law**

1. Individuals interested in residency must first obtain a Prospective Purchaser Package which includes information regarding the space and the Community.
2. Anyone over the age of 18 who intends to occupy the home must attend the Intake Meeting and must provide an original Social Security Card and government photo identity documentation to process a credit history which includes a rental history, unlawful detainers and bankruptcies. Applicants with a bankruptcy within the last two (2) years may not be eligible for tenancy.
3. Applicants must provide proof of verifiable income through third party vendor Payscore. Self employment income must also be verifiable.
4. Individuals on the Rental Agreement who meet a minimum Fico Score of 600 must have over 2.5x the monthly space rent in net disposable income.
6. Recommend that applicant(s) use an Escrow company to confirm proper transfer of title and that the title is free and clear of liens and tax responsibilities. Confirmation that title is in the process of being transferred is required prior to taking possession of the home.
7. If any household pet is to live in the Park, applicant must provide a current photo at the time of the Intake Meeting. If approved, pet entering the Park must comply with all the requirements set by the California Department of Animal Care and Control. Park rules and regulations state that only two pets are allowed. Exotic animals and some aggressive breeds are not allowed.
8. All homes must comply with Title 25 Mobilehome Residency Law and California Health and Safety Code. A Certified Home Inspection is highly recommended. Homeowners insurance is highly encouraged.
9. Buyers may not move into the home until Management has approved them for residency. If an escrow was opened written approval that Escrow has closed is also required. The person(s) signing the Rental Agreement must be an occupant of the home and listed on Title as the Registered Owner.

**THE OFFICE HAS 15 BUSINESS DAYS TO PROCESS THE APPLICATION  
AFTER ALL REQUIRED INFORMATION HAS BEEN SUBMITTED.**

Thank you for considering our Park.

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

# APPLICATION FOR RESIDENCY



Western  
Manufactured Housing Communities  
Association

(Each person desiring residency must complete a separate application.)

IN \_\_\_\_\_  
(Community Name)

## Personal

Name of Person Making Application: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Date (of application): \_\_\_\_\_

Present Address: \_\_\_\_\_  
City State Zip

Social Security Number: \_\_\_\_\_ Driver's License Number: \_\_\_\_\_

Email: \_\_\_\_\_ Date of birth: \_\_\_\_\_

Name(s) of Other Person(s) Who Will Be Occupying Homesite: \_\_\_\_\_

Relationship(s): \_\_\_\_\_

Social Security Number(s): \_\_\_\_\_

Driver's License Number(s): \_\_\_\_\_

## Previous Residency

Present Landlord or Mortgage Co.: \_\_\_\_\_ Yrs. \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
(City) (State) (Zip)

Monthly Rent or Mortgage Payment: \_\_\_\_\_

Prior Landlord or Mortgage Co.: \_\_\_\_\_ Yrs. \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
(City) (State) (Zip)

Monthly Rent or Mortgage Payment: \_\_\_\_\_

Have you ever been asked to terminate your residency elsewhere or have you ever been evicted?  Yes  No

If yes, please explain: \_\_\_\_\_

Have you ever lived in a mobilehome park before?  Yes  No

If yes, please explain: \_\_\_\_\_

Address: \_\_\_\_\_

Dates of Residency: \_\_\_\_\_

Amount of Last Rent: \_\_\_\_\_



# APPLICATION FOR RESIDENCY

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## Vehicles

Number of Automobile(s): \_\_\_\_\_ Boat(s): \_\_\_\_\_ Other \_\_\_\_\_

We must have complete descriptions of all vehicles:

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ License No.: \_\_\_\_\_ State: \_\_\_\_\_

Financed By: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ License No.: \_\_\_\_\_ State: \_\_\_\_\_

Financed By: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ License No.: \_\_\_\_\_ State: \_\_\_\_\_

Financed By: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_

## Employment

Employer: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State/ZIP: \_\_\_\_\_

Position: \_\_\_\_\_ Gross Monthly Salary: \$ \_\_\_\_\_

Immediate Supervisor: \_\_\_\_\_ Length of Employment: Yrs. \_\_\_\_\_ Mos. \_\_\_\_\_

If not employed, please provide source and amount of means of financial support:

\_\_\_\_\_  
\_\_\_\_\_

## Financial

Name of Bank: \_\_\_\_\_ City: \_\_\_\_\_ Acct. No.: \_\_\_\_\_

Checking  Savings  Loan

Name of Bank: \_\_\_\_\_ City: \_\_\_\_\_ Acct. No.: \_\_\_\_\_

Checking  Savings  Loan

Credit Card: \_\_\_\_\_ Acct. No.: \_\_\_\_\_ How Long: \_\_\_\_\_

Credit Card: \_\_\_\_\_ Acct. No.: \_\_\_\_\_ How Long: \_\_\_\_\_

Credit Card: \_\_\_\_\_ Acct. No.: \_\_\_\_\_ How Long: \_\_\_\_\_

Net Worth (from back page): \_\_\_\_\_ 0.00

## References

Business: Name: \_\_\_\_\_ City: \_\_\_\_\_ Phone: \_\_\_\_\_

Name: \_\_\_\_\_ City: \_\_\_\_\_ Phone: \_\_\_\_\_

Personal: Name: \_\_\_\_\_ City: \_\_\_\_\_ Phone: \_\_\_\_\_

Name: \_\_\_\_\_ City: \_\_\_\_\_ Phone: \_\_\_\_\_



# APPLICATION FOR RESIDENCY

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## Emergency

Person(s) to notify in case of an emergency (other than co-resident):

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_  
State/ZIP: \_\_\_\_\_ Phone Number: \_\_\_\_\_

## Approved Animals

If you have dogs and/or cats, please provide the following information:

Name	Age	Type	Color/Description	Height	Weight
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_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

## Home or Recreational Vehicle to Occupy Homesite

Make/Model: \_\_\_\_\_ Net Size: \_\_\_\_\_ Length: \_\_\_\_\_ Width: \_\_\_\_\_ Height: \_\_\_\_\_

Year: \_\_\_\_\_ Breaker Size: \_\_\_\_\_ amps. License or Decal No.: \_\_\_\_\_

Serial No.: \_\_\_\_\_ Value: \_\_\_\_\_

Financed by: \_\_\_\_\_

Current Location: \_\_\_\_\_

Legal Owner Name/Address: \_\_\_\_\_

Registered Owner Name/Address: \_\_\_\_\_

Junior Lienholder Name/Address (if any): \_\_\_\_\_

The following paragraph should be completed by management and initialed by the prospective resident in the event the park has established minimum age requirements. If there are no age requirements for occupancy, the paragraph should be crossed out.

**The undersigned understands and acknowledges that this Park is a "housing for older persons" park with a minimum age requirement of \_\_\_\_\_ years of age or older for at least one resident and a minimum age requirement of \_\_\_\_\_ years of age or older for all other residents. The undersigned hereby represents that the person(s) making application to reside in the park meet the age requirement.**

The undersigned requests the management to check the above credit references and representations. The undersigned acknowledges that in the event a rental agreement is executed by both the management and the undersigned, it is subject to approval by the management of the undersigned's mobilehome 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. In the event of any misrepresentation by applicant, management will have grounds to cancel any agreement entered in reliance upon the misrepresentation.



# APPLICATION FOR RESIDENCY

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The undersigned understands that in the event that any of the above information cannot be verified by the management of the Park, the management of the Park has the right to deny the application. The undersigned further understands that Prospective Resident(s) shall have no rights of tenancy until a Rental Agreement has been signed by the Park management and the prospective resident(s).

APPLICANT \_\_\_\_\_

DATE \_\_\_\_\_

## NET WORTH STATEMENT

ASSETS		IN DOLLARS	LIABILITIES		AMOUNT
CASH	Bank Office Name & No.	(Omit Cents)	NOTES PAYABLE TO BANKS	Bank Office Name & No.	(Omit Cents)
STOCKS AND BONDS			OTHER NOTES & ACCOUNTS PAYABLE	Mobilehome Loans	
				Sales Contracts	
				Loans of Life Ins. Policies	
NOTES RECEIVABLE (COLLECTIBLE)	Relatives & Friends		TAXES PAYABLE	Current Yr's Income Taxes Unpaid	
	Trust Deeds & Mortgages			Prior Yr's Income Taxes Unpaid	
	Other			Property Taxes Unpaid	
REAL ESTATE	Improved		OTHER LIABILITIES	Unpaid Interest	
	Unimproved				
	Leasehold Interest Owned			<b>Total Liabilities</b>	0.00
LIFE INSURANCE	Cash Surrender Value		NET WORTH CALCULATION	<b>TOTAL ASSETS</b>	0.00
OTHER PERSONAL PROPERTY	Vehicles			<b>TOTAL LIABILITIES</b>	0.00
	Other			<b>NET WORTH</b>	
	<b>TOTAL ASSETS</b>	0.00			0.00

