

Pepperwood Mobilehome Park

1120 Pepper Drive
El Cajon, CA 92021
Phone (619) 448-6540
Fax (619) 448-6546
pepperwoodpark@gmail.com

Fair Housing Compliance Statement

Pepperwood Mobilehome Park is pleased to offer equal housing opportunity in compliance with the Federal and State Fair Housing Laws. Pepperwood Mobilehome Park does not discriminate on the basis of race, color, religion, sex, national origin, familial status or disability, or any other basis protected by applicable State or Local Fair Housing Laws.

Application Procedures

A completed rental application must be received from and processed on all prospective residents eighteen (18) years of age or older, and a non-refundable application fee paid for each applicant. All prospective residents will be qualified on the following three (3) criteria: Income, Credit, and Rental History. Applications containing untrue, misleading or false information will be declined. Applicants must show a current photo I.D. such as a driver's license, identification card and a valid Social Security card or Federal ID.

Income

Gross (before taxes) monthly income per home must equal or exceed three (3) times the amount of monthly rent. Applicants must provide three (#) copies of their most recent legal/verifiable income.

The income of all applicants over the age of eighteen (18) may be combined to meet requirements.

Verification of Source of Income

We require verification of twenty-four (24) months employment, twenty-four (24) months of other income source. If the Applicant offers insufficient legal verifiable income history, a signed letter on company letterhead will be accepted. New income source must begin within thirty (30) days of start of Lease or Rental Agreement. If self-employed, Applicant may provide previous two (2) years of tax returns.

Credit

A credit report will be processed on each Applicant. Pepperwood Mobilehome Park uses an empirically derived, statistically sound, credit scoring system to evaluate your consumer credit report. Credit scoring is based on real data and statistics, so it treats all applicants objectively. Based upon your credit score, your applications will be accepted, rejected or accepted on the condition that an additional security deposit is paid. If your application is rejected or is accepted with conditions, you will be given the name, address and telephone number of the consumer reporting agencies which provided your consumer information to us. An Applicant rejected for unsatisfactory credit is encouraged to obtain a copy of the credit report, correct any erroneous information that may be on the report, and submit a new application to this community for further consideration.

Rental History

Rental History will be verified for each Applicant. Applicants must meet the following criteria:

1. Any legal judgments, evictions or skips shall result in a declined application, unless legal, written proof of payment is provided.
2. Twenty-four (24) months of verifiable positive payment history, Twenty-four (24) months of verifiable compliance with all lease terms and community policies from previous owners/management companies is required.

Guarantors

At this time we are not accepting any guarantors.

Occupancy

Maximum number of persons per home: 2 persons per bedroom plus 1.

Automatic Denial For Residency

Applicants will be automatically denied based on the following criteria.

1. Any conviction relating to manufacturing, distributing, or selling a controlled substance, or for the commission of violence towards person or property; the use of a gun or for acts of theft.
2. For any unpaid collection or judgments or an un-discharged bankruptcy
3. Falsification of or misleading entries of any information on the rental application.

General Information

1. Applicant has 72 hours from submission of the application to cancel with no penalty (verbally or in writing). After 72 hours, the deposit will be returned, minus lost rent and advertising costs.
2. If an application is not approved, a check for the amount of the deposit will be mailed to the applicant within 21 days from the date of the receipt of the deposit.
3. Application fee(s) or amounts equal to an application fee (s) are not refundable. Note: The Application fee is non-refundable from receipt.
4. All move-in, rental and deposit monies must be paid in a cashiers' check or money order.



PEPPERWOOD MOBILEHOME PARK

1120 Pepper Drive, El Cajon, California 92021

Tel: 619-448-6540

Fax: 619-448-6546

Email: pepperwoodpark@gmail.com

Dear Prospective Resident:

To ensure a timely approval process, please be sure to include the following along with your application:

- Valid government issued photo identification or Driver's license for each applicant to be processed.
- Proof of income (3 consecutive paycheck stubs) for each applicant.
- A copy of applicant's social security card.

The application process will take 3-5 business days to complete. If you have any questions, do not hesitate to contact the management office at (619) 448-6540.

Kind Regards,

Garilynn White
Community Manager

ORDER REQUEST FOR CREDIT CHECK
PEPPERWOOD PARK
1120 PEPPER DRIVE
EL CAJON, CA 92021

LEASE INFORMATION:

SPACE # _____

MONTHLY RENT: \$ _____

APPLICANT NAME #1: _____

APPLICANT #1 SOCIAL SECURITY # _____

APPLICANT #1 BIRTHDATE: _____

MONTHLY INCOME: _____

APPLICANT NAME #2: _____

APPLICANT #2 SOCIAL SECURITY # _____

APPLICANT #2 BIRTHDATE: _____

MONTHLY INCOME: _____

APPLICANT NAME #3: _____

APPLICANT #3 SOCIAL SECURITY # _____

APPLICANT #3 BIRTHDATE: _____

MONTHLY INCOME: _____

✓ PRESENT ADDRESS: _____

DATE OF REQUEST: _____ MANAGER: _____

PARK FAX NUMBER: _____

✓ APPLICANT SIGNATURE #1: _____

✓ APPLICANT SIGNATURE #2: _____

✓ APPLICANT SIGNATURE #3: _____

Pepperwood Mobile Home Park

1120 Pepper Drive

El Cajon, CA 92021

(619) 448-6540

STATEMENT OF BASE RENT TO NEW OWNER

Thank you for your interest in purchasing a home at Pepperwood Mobilehome Park, a 55+ community which features the original Pepperwood Mansion; a historic home with unique charm and intriguing history.

Pepperwood Mobilehome Park offers Month to Month Rental Agreements, 1-year & 10-year lease agreements. Please note that your base rent will depend on the option you choose to enter into. The options checked below are the ones that are available for your prospective home purchase.

This statement is for the home located at:

1120 Pepper Drive, Space ____

El Cajon, CA 92021

- ☐ Option 1: Month to Month Rental Agreement
base rent will be \$ _____
- ☐ Option 2: New 1-year Rental Agreement
base rent will be \$ _____
- ☐ Option 3: New 10-year Long Term Lease Agreement
base rent will be \$ _____
- ☐ Option 4: Assumed 10-year Long Term Lease Agreement
base rent will be \$ _____

This statement is valid until _____. Please feel free to contact a member of the management staff if you have any questions or would like to schedule an appointment to review your options.

INFORMATION FOR PROSPECTIVE HOMEOWNERS

California Mobilehome Residency - Section 798.74.5* (Newly Added)

As a prospective homeowner you are being provided with certain information you should know prior to applying for tenancy in a mobilehome 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" (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 \$ _____ (must be completed by management) for space number _____ (must be completed by management). 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. (Management shall describe the fee or charges and a good faith estimate of each fee or charge.)

UTILITIES AND OTHER CHARGES PAYABLE AS RENT

Utilities: In addition to base rent, Tenant shall pay when due, all charges actually incurred for natural gas, electricity and other utilities.

UTILITIES PROVIDED BY PARK AND INCLUDED WITHIN RENT:

☐ Electric ☐ Gas ☐ Rubbish ☐ Sewer ☐ Water ☐ MATV ☐ Cable TV

UTILITIES PROVIDED BY PARK AND TO BE BILLED AS ADDITIONAL RENT:

☐ Electric ☐ Gas ☒ Rubbish ☒ Sewer ☐ Water ☐ MATV ☐ Cable TV ☐ Storm Drain

UTILITIES RESIDENT MUST OBTAIN FROM SUPPLIER:

☒ Electric ☒ Gas ☐ Rubbish ☐ Sewer ☒ Water ☒ MATV ☒ Cable TV

OTHER CHARGES: Tenant shall also pay the following additional monthly charges on or before the first day of each month:

Recreational Vehicle Storage: (RV Storage Agreement) \$60.00 /month

Extra Person: Defined as persons not covered by
California Civil Code sections 798.34 and 798.35: \$ 0.00 /month

Other (Specify) -

- (1) _____ \$ _____
- (2) _____ \$ _____
- (3) _____ \$ _____
- (4) _____ \$ _____

Some spaces are governed by an ordinance, rule or 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 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 either be 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.

SIGNATURE OF PARK MANAGEMENT

DATE

ACKNOWLEDGE RECEIPT BY PROSPECTIVE HOMEOWNER

DATE

ACKNOWLEDGE RECEIPT BY PROSPECTIVE HOMEOWNER

DATE

**PEPPERWOOD PARK
1120 PEPPER DRIVE, EL CAJON, CA 92021**

"OLDER PERSONS" AGE VERIFICATION

The undersigned verifies through his/her first hand knowledge of the applicant(s), that the age of the applicant(s) is no less than fifty five (55) years.

Attested to this _____ day of _____.

Witness

Date

Applicant's Name(s) _____

Applicant Address _____

Pepperwood Mobilehome Park

1120 Pepper Drive, El Cajon, CA 92021
(619) 448-6540

BACKGROUND INQUIRY RELEASE

In connection with my Application for Residency at Pepperwood Mobilehome Park, I hereby authorize the owner/manager and his/her employee's and agents to verify subject information including but not limited to the obtaining of a credit report. I further agree to furnish additional credit references upon request.

I hereby release, without reservation, owner/manager, his/her employees and agents and any party or agency contacted by Pepperwood Mobilehome Park supplying or investigating information, from any liability whatsoever concerning the release and/or use of said information and will hold them all harmless from any suit or reprisal whatsoever.

Any holders, private and public releasing such information concerning my Application will be acting on my behalf and will be held blameless and without any liability whatsoever. A copy, fax or other reproduction of this authorization shall be as effective as the original.

I understand that to aid in the proper identification of my file or records, a thorough rental history investigation will be performed which will include contacting previous landlords for reference purposes.

LEGAL NAME (No Initials) _____
First Middle Last

Current Address _____
Street Apt/No.

City State Zip

Current Landlord _____
Name Address Phone

Previous Address _____
Street Apt/No.

City State Zip

Previous Landlord _____
Name Address Phone

Applicant Signature Date

Pepperwood Mobilehome Park

Name of Community

1120 Pepper Drive, El Cajon, CA 92021

Address

Date

Re: Mobilehome Park Rental Agreement Disclosure Form

Dear Prospective Resident:

We are proud of our community and hope that you will find it to be an attractive place in which to live and enjoy our common areas and facilities. As you will notice, attached to this letter is a Disclosure Form that we are required to provide to you under California law. While this Form is not a warranty and is not a substitute for your own inspection, it is intended to provide you with information about the common areas and facilities listed in the Form. If you have any questions about the Disclosure Form, please contact our Community Managers for an explanation or answer.

As you read the Disclosure Form, please keep the following in mind:

You are free to make a tour of our Community and inspect our common areas and facilities. This will allow you to determine whether our common areas and facilities are satisfactory to you. Please note that our Community covers many acres and is occasionally the home for various types of wildlife, birds, rodents and insects which are part of nature and beyond the control of management.

We also invite you to make a full tour of the neighborhoods surrounding our Community so that you can observe the character of these neighborhoods, nearby freeways, major highways, rail lines, airports and other forms of transportation, schools, shopping facilities, nearby businesses and public buildings, facilities and services.

If you find anything in our Community, which is not as described in the attached Disclosure Form, please bring it to our attention in writing at your earliest convenience.

Please note that our common areas and facilities may have designated hours of operation and that most facilities are not open all day (e.g., the clubhouse is not open twenty-four hours each day).

Please note that the common areas and facilities may be closed from time-to-time for maintenance, repair, improvement or alteration. The Community reserves the right to alter, add or delete common areas and facilities from time-to-time in accordance with applicable law.

The Community's common areas and facilities are subject to ordinary wear and tear as is common in the industry and for our particular type of community.

We believe that you will be satisfied with the Community's level of maintenance of its common areas and facilities. Please understand, however, that maintenance levels may vary from time-to-time based on a variety of factors such as the economy, availability of labor, climate or seasonal variations, government regulation or restrictions and other factors.

With regard to utilities, we believe that the Community's gas, water, sewer and trash utilities are adequate to serve the needs of the typical homeowner and his/her family. Our electrical capacity is limited to the service available at the electrical pedestal at the homesite in question. Before buying a home, you should ascertain that the level of electrical service available is sufficient to meet your needs and the electrical rating of your home and its electrical appliances and other devices that you intend to use at your home. Please note that in some communities, gas and/or electric service is provided directly by the applicable utility company. In these cases, you should direct any questions to that company. Please note that, as specified in the Community's rental agreement, telephone and cable television service must be obtained from outside sources. (A few communities may have bulk service contracts with a cable television provider. If that is the case, the Manager will explain the availability of this service to you.)

If you are ever dissatisfied with the Community's level of maintenance, please report this in writing to the Community Managers.

If you have any questions or comments concerning the Disclosure Form, please let us know as soon as possible. We hope that you will be accepted for residency in our Community and if so, that you will enjoy your new life here.

Very truly yours,

Community Management

I/we acknowledge that we have read this letter and the attached Disclosure Form and that I/we understand the letter and the Form.

Prospective Resident

Date

Prospective Resident

Date

Prospective Resident

Date

APPLICATION FOR RESIDENCY



Western
Manufactured Housing Communities
Association

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

IN PEPPERWOOD M.H.P.

(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: _____

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): _____

References

Business: Name: _____ City: _____ Phone: _____

Name: _____ City: _____ Phone: _____

Personal: Name: _____ City: _____ Phone: _____

Name: _____ City: _____ Phone: _____

APPLICATION FOR RESIDENCY

Page 3

Emergency

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

Name: _____ Relationship: _____
Address: _____ City: _____
State/ZIP: _____ Phone Number: _____

Pets

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

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

_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

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 55 years of age or older for at least one resident and a minimum age requirement of 45 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
	Bank Office Name & No.	(Omit Cents)		Bank Office Name & No.	(Omit Cents)
CASH			NOTES PAYABLE TO BANKS		
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			Total Liabilities	
LIFE INSURANCE	Cash Surrender Value		NET WORTH CALCULATION	TOTAL ASSETS	
OTHER PERSONAL PROPERTY	Vehicles			TOTAL LIABILITIES	
	Other			NET WORTH	
	TOTAL ASSETS				

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4. All move-in, rental and deposit monies must be paid in a cashiers' check or money order.

PEPPERWOOD MOBILEHOME PARK

PRIVACY POLICY

WHAT THIS PRIVACY POLICY COVERS:

- This Privacy Policy covers our treatment of nonpublic personally identifiable information that we collect when you, the "customer" or "consumer" apply to rent a lot from us. This policy also covers our treatment of any nonpublic personally identifiable information that our business partners share with us.

INFORMATION COLLECTION AND USE:

We collect nonpublic personal information about you from the following sources:

- Information we receive from you on applications or other forms;
- Information about your transactions with us, our affiliates, or others; and
- Information we receive from a consumer-reporting agency.

INFORMATION SHARING AND DISCLOSURE:

- We do not disclose any nonpublic personal information about our customers or former customers to anyone except as permitted by law.

CONFIDENTIALITY AND SECURITY:

- We restrict access to nonpublic personal information about you to those employees who need to know that information to provide safeguards that comply with federal standards to guard your nonpublic personal information.

By signing below, I acknowledge that I have been provided with a copy of this Privacy Policy.

Date: _____

PEPPERWOOD MOBILEHOME PARK PET GUIDELINES

ONLY AFTER A PET AGREEMENT IS SIGNED BY BOTH THE RESIDENT AND THE MOBILEHOME PARK REPRESENTATIVE WILL PERMISSION BE GIVEN TO KEEP A DOMESTIC PET IN THE PARK

1. All animals brought into the park must be pre-approved by the management office. You must contact the management office for approval before bringing the pet into your home to ensure it will meet our size and weight requirements.
2. Only two (2) domesticated animals are allowed per household.
3. Size restrictions: Your pet must be no more than 18" in height at the shoulder at full growth.
4. Weight Restrictions: Your pet may not weigh more than 30 pounds at full growth.
5. Animal must be kept inside. Do not leave it outside unattended. While out on walks, your pet must be leashed at all times and you must pick up droppings immediately and dispose of properly.
6. No pets are to invade the privacy of anyone's home site, flowerbeds, shrubs or common areas provided for the use and enjoyment of all tenants.

If you do not have a pet when you move in and decide to get one later, please visit the management office and review our Pet Agreement before bringing your pet home.

By signing below, you agree to follow the above guidelines and are aware that to disregard any of the above guidelines or regulations of the Pet Agreement will result in revocation of your privilege to have a pet in the park.

Resident

Date

Resident

Date

**MOBILEHOME RENTAL
CRIME FREE LEASE ADDENDUM**

In consideration for the execution or renewal of a lease of the space identified in the lease or rental agreement, Manager or owner and Tenant agree as follows:

1. Resident, any member(s) of the resident's household or a guest, or any other person affiliated with the resident shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C. 802]).

2. Resident, any member of the resident's household or a guest, or other person under the resident's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, at any locations, whether on or near the space.

3. Resident or members of the household will not permit the dwelling unit to be used for, or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest.

4. Resident, any member of the resident's household, or a guest or another person affiliated with the resident shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance as defined in Health & Safety Code § 11350, et seq., at any locations, whether on or near the space or otherwise.

5. Resident, any member of the resident's household or a guest, or another person affiliated with the resident shall not engage in any illegal activity, including: prostitution as defined in Penal Code § 647 (b); criminal street gang activity, as defined in Penal Code § 186.20 et seq.; assault and battery, as prohibited in Penal Code § 240; burglary, as prohibited in Penal Code § 459; the unlawful use and discharge of firearms, as prohibited in Penal Code § 245; sexual offenses, as prohibited in Penal Code § 269 and 288, or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent or other tenant or involving imminent or actual serious property damage.

6. A single violation of any of the provisions of this addendum will be deemed a serious violation, and a material and an irreparable noncompliance, and will be good cause for immediate termination of the lease. Unless otherwise provided by law, proof of violation will not require a criminal conviction, but will be by a preponderance of the evidence.

7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of this addendum will govern.

8. This Lease Addendum is incorporated into the lease executed or renewed this day between Manager or Owner and Tenant.

9. I hereby authorize management to use all law enforcement generated reports as direct evidence in all eviction hearings against.

Resident Signature

Date

Resident Signature

Date

Agent/Owner Signature

Date

Name of property: Pepperwood Mobilehome Park

San Diego County Crime Free Mobile Housing Program