



Meadowbrook  
8301 Mission Gorge Road  
Santee, CA 92071  
(619) 448-9033

Thank you for your interest in living at Meadowbrook. For us to consider your application, we require the following documents:

- Application, Addendums and Guidelines For Community Approval filled out, initialed, signed and dated.
- Social Security or SSI statement;
- Pension/Annuity/VA Pension;
- Most recent two (2) months of paycheck stubs;
- Employment Verification form;
- Award letters;
- TANF or other federal or state assistance;
- Investment accounts
- Copy of your photo ID

**Applicant(s) must show gross income of no less than two and one-half (2.5) times the monthly space rent, estimated utilities, and other charges at the community.**

If your application has been approved, you will receive a written and/or verbal notification from a member of the Community Management here at Meadowbrook.

Thank you,

Nancy A. Bramwell  
Meadowbrook Management



**This Community is an Equal Housing Opportunity Provider.**

**Owner/Lessor does business in accordance with the federal fair housing law. It is illegal to discriminate against any person because of race, color, religion, sex, gender identity or gender expression, handicap/disability, familial status, ancestry, national origin or inclusion in any other protected class.**

**Meadowbrook  
GUIDELINES FOR COMMUNITY APPROVAL**

Welcome to Meadowbrook Community.

This Community is an equal housing opportunity provider. We do business in accordance with state and federal fair housing laws. It is illegal to discriminate against any person because of race, color, religion, sex, handicap, familial status, national origin, or any other protected status. In order to reside in our Community there are certain requirements that have been set in order to be approved for residency.

Where a mobilehome being sold by a homeowner in the Community will remain in the Community after purchase, Community management requires the right of prior approval of the purchaser for tenancy. The selling homeowner or their agent must give notice to Community management of the proposed sale of the home before the close of the sale. The prospective purchaser of the home must apply for and be approved for tenancy in the Community before completion of the sale.

Prior to giving approval for tenancy, the Community will require the purchaser to show that they have the financial ability to pay the rent and charges of the Community, as well as show that the potential purchaser can and will comply with the Rules and Regulations of the Community, including prior tenancy history. In determining whether the purchaser has the financial ability to pay the rent and charges of the Community, management may require the purchaser to document the amount and source of the purchaser's gross monthly income or means of financial support and will require a credit report.

Within 15 business days of receiving a completely filled out application for tenancy from the purchaser, which includes all supporting documents and information requested, Community management shall notify the seller and the purchaser / prospective homeowner, in writing, of either acceptance or rejection of the application. If the applicant is rejected and the rejection is based upon something in the applicant's credit report, applicant will be notified as stated below. During this 15-day period the prospective homeowner shall comply with Community management's request, if any, for a personal interview.

The following qualification standards and information will be required from every prospective resident who applies for tenancy in the Community. They include, but are not necessarily limited to:

**IDENTIFICATION:**

Every adult individual (18 years or older) who wishes to reside in a mobilehome in the Community must apply and be approved for tenancy, unless said individual falls within an exception under the California Mobilehome Residency Law as set forth at California Civil Code Section 798, *et seq.* Each individual 18 or over wishing to reside in the mobilehome must present a valid driver's license or other government-issued photo identification in order to ensure the identity of the individual applying for tenancy or wishing

to reside in a mobilehome in the Community. Other acceptable forms of identification include but are not limited to valid state-issued I.D. cards, valid military I.D. card, or a valid Passport.

For Non-U.S. Individuals, the applicant shall provide a taxpayer identification number and one or more of the following: Passport number and issuing country, alien identification card number, or number and issuing country of any government issued identification, which evidences residence or nationality and bears a photo or similar safeguard.

For U.S. Individuals, the applicant must provide a Social Security Number (SSN) or Individual Taxpayer Identification Number (ITIN) on your application for processing.

*Note: School or merchant identification cards will not be accepted as a form of identification.*

### **PROOF OF RESOURCES/INCOME/EMPLOYMENT:**

Each applicant who will be responsible for the payment of rent (or the combined amounts of the applicants if more than one) must provide proof of their ability to pay rent. Applicant(s) must show gross income of no less than two and one-half (2.5) times the monthly space rent, estimated utilities, and other charges at the Community.

Applicant is responsible for providing documentation that proves that applicant has legal, verifiable income that is paid directly to applicant or applicant's representative. Applicant is also responsible for ensuring that any employer/employment information stated for the income requirement is verifiable and that the employer contacts the Community and confirms applicant's employment.

Acceptable proof of income may include, but is not limited to:

1. Social security or SSI – current printout or letter from the Social Security office documenting applicant's gross benefits;
2. Pension/Annuity/VA Pension – current letter stating gross monthly income;
3. Most recent two (2) months of paycheck stubs from applicant's most recent pay periods;
4. Two (2) months of the most recent bank statements for all applicants as allowable subject to state law;
5. Employment Verification form;
6. Award letters;
7. TANF or other federal or state assistance;
8. Grants;
9. Investment accounts.

Applicant must make sure that the date of proof of income documents is obvious from the face of such documents, and that such documents relate to applicant. Blurry or confusing documents are not acceptable and will not be used to support the application. The Community is not responsible for trying to figure out the validity of or to authenticate the documents submitted.

### **CREDIT STATUS:**

The Community requires that all applicants undergo a credit screening to confirm credit worthiness. The Community requires a FICO credit score of at least 600.

Credit scores and credit information will be used as well as a number of other factors indicated herein to determine if applicant has the financial ability to pay the rent and whether applicant will comply with the Rules and Regulations of the Community.

Credit status and evictions will be checked through the appropriate Credit Bureau. If applicant does not have a social security number, a taxpayer ID number or visa with other identifiable information can be used depending on the Credit Bureau.

If applicant is rejected because of an unsatisfactory credit report, applicant will be given the name, address, and telephone number of the credit agency and are encouraged to review the credit report for inaccuracies. If applicant believes that the report contains erroneous information, applicant is encouraged to correct the errors and resubmit an application to the Community.

**ADDITIONAL CRITERIA FOR TENANCY:**

Applicant shall review the complete Community Rules and Regulations (including but not limited to any pet rules, and in 55+ age-qualified communities, the age restrictions in the Community) before applying for tenancy in the Community to ensure that applicant is able to abide by the terms of the tenancy and all Rules and Regulations. Some Rules of which applicant should be aware are set forth below, but this is not an exhaustive list. Applicant is responsible for reviewing and understanding all of the Rules and Regulations of the Community before applying for tenancy.

1. **Registered Owner.** At least one of the person(s) applying for tenancy must be an owner of the mobilehome situated on the Premises and listed on the title to the mobilehome. A copy of a current HCD title showing that at least one applicant residing in the mobilehome is also an owner will be required prior to acceptance.
2. **Residential Purposes.** Applicant understands that the mobilehome and the Premises are to be used for residential purposes only.
3. **Pets.** Applicant must review the Community's specific rules and restrictions regarding any pets. Prior authorization from Community management is required before any pet may be brought into the Community. The Community may require a written pet agreement.
4. **Age Qualifications (if applicable).** If the Community is a 55+ Housing for Older Persons Community, applicant must review the Community's age qualifications to ensure that applicant meets such qualifications. Reliable proof of age will be required.

**APPROVAL CRITERIA:**

**There are only four bases for denying tenancy:**

- a. Lack of financial ability to pay rent;
- b. Inability to comply with the park's rules and regulations, based on prior tenancies;
- c. Inability to comply with the park's age requirements (for senior housing parks only); or
- d. Applicant(s)'s fraud, deceit, or concealment of material facts in the application process or submittals therewith.

**Any acceptance or denial of tenancy will be done via written notification within 15 business days after the *completed* application is submitted. Your seller, if applicable, will also be provided with this information. If the application is submitted incomplete, the application will be denied until a complete application is re-submitted.**

**YOUR RESULTS:**

1. If your application has been approved, you will receive written notification of such from a member of the Community Management. Please be sure to give your most current contact information so that they can reach you in a timely manner.
2. If your application has been denied, you will receive written notice of such from a member of the property management. The denial of your application will be based on any of the above mentioned tenant screening criteria. If you wish to correct or object to any of the reported information from your Credit report, you may contact the following:

**Credit Report:**

**Name:** TransUnion Consumer Relations  
**Website:** [www.transunion.com/myoptions](http://www.transunion.com/myoptions)  
**Address:** 2 Baldwin Place  
P.O. Box 1000  
Chester, PA 19022  
**Telephone number:** (800) 888-4213

**ALWAYS KEEP IN MIND:**

1. All home buyers must be pre-approved by the park management for residency, and **before** the home is purchased.
2. The Community may take up to 15 business days to review a final application, but on average, applications can take less time. Out of State applications may be further delayed.
3. The Community may require a security deposit equal to two months' rent.
4. Once approved, the prospective homeowner will be required to sign a Residency Agreement or assume the responsibility of an existing agreement, prior to the close of escrow for the purchase of the home. A prospective homeowner is not authorized to move into the home unless and until the effective date of the Residency Agreement. This is in accordance with Article 7 of the California Civil Code - the Mobilehome Residency Law.

**PLEASE NOTE THAT FAILURE TO COMPLETELY FILL OUT ANY PART OF THE APPLICATION AS WELL AS THE INABILITY OF MANAGEMENT OR AGENCY TO CONFIRM EVERY PIECE OF INFORMATION REQUESTED ON APPLICATION WILL BE GROUNDS FOR DENIAL OF TENANCY. IF MANAGEMENT NOTICES THAT ANY PORTION OF THE SUBMITTED APPLICATION IS INCOMPLETE OR THE INFORMATION IS ILLEGIBLE OR UNVERIFIABLE, MANAGEMENT WILL NOT IMMEDIATELY DENY THE APPLICATION AND MAY REQUEST ADDITIONAL INFORMATION FROM APPLICANT. THE TIME REQUIREMENT FOR APPROVAL OR DENIAL WILL NOT RUN UNTIL THE APPLICATION AND ALL SUPPORTING INFORMATION IS COMPLETE.**

Applicant has received a copy of these requirements; applicant has read and understands that applicant has been informed of these criteria prior to submitting the application for tenancy. Applicant also confirms that applicant has received a copy of the Community's Rules and Regulations to review prior to applying for

tenancy. Applicant further understands that any falsified information on the application shall result in a denial of the application. By signing below, applicant also agrees to a lawful credit check.

We encourage you to apply as all applications will be reviewed.

If you have any questions, then please direct them to the Community management office.

Applicant signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant signature: \_\_\_\_\_ Date: \_\_\_\_\_

Community agent signature:  \_\_\_\_\_ Date: \_\_\_\_\_

Date:	Community Name:	<input type="checkbox"/> An all-ages community <input type="checkbox"/> A 55-and-over community	Contact:	Phone Number (w/area code):	
Site Address:	Site #:	City:	State:	Zip Code:	
Lot Rent (w/out concessions): \$ _____ per month	Home Payment: \$ _____ per month	Purchase Price: \$ _____	Desired Move-In Date:		
Make:	Year:	Length/Width:	Model:	Serial Number:	Who is the Seller?
Type of Application: <input type="checkbox"/> Residency only <input type="checkbox"/> Lease/Lease to own <input type="checkbox"/> Seasonal Rental <input type="checkbox"/> Background Only	Source of Home: <input type="checkbox"/> Inventory <input type="checkbox"/> Brokered <input type="checkbox"/> Retail Partner <input type="checkbox"/> Private/Other	Home Use: <input type="checkbox"/> Primary Residency <input type="checkbox"/> Secondary Residency <input type="checkbox"/> Other:			
For "Residency Only" application, indicate source of home financing:	<input type="checkbox"/> Cash	<input type="checkbox"/> Outside Lender (Loan #, Lender Name & Phone number):		<input type="checkbox"/> Private Move-In	

### Applicant Information

<b>Applicant 1</b>					
Name (Last, First, Middle):		Social Security Number:			
Date of Birth (Mo/Date/Yr):	<input type="checkbox"/> Married <input type="checkbox"/> Unmarried <input type="checkbox"/> Separated	Driver's License Number:			
<b>Applicant 1 Address History</b>					
Current Address:		Home Phone (with area code):	Cell Phone (with area code):		
City:	State:	Zip Code:	Email Address:		
How long at this address? Years _____ Months _____	Residency Status: <input type="checkbox"/> Own <input type="checkbox"/> Relative <input type="checkbox"/> Rent <input type="checkbox"/> Other	Mortgage Company or Landlord Name:			
Mortgage Company or Landlord Address:		Mortgage Company or Landlord Phone Number:	Monthly Payment \$ _____ per month		
If you have been at your current address for less than two years, please list:	Former Address:	City:	State:	Zip Code:	
Residency Status: <input type="checkbox"/> Own <input type="checkbox"/> Rent <input type="checkbox"/> Relative <input type="checkbox"/> Other	How long at this address? Years _____ Months _____	Mortgage or Landlord (Name and Phone number):		Monthly Payment \$ _____ per month	
<b>Applicant 1 Employment History</b>					
Current Employer OR List Retired:		Phone Number:	City:	State:	Zip Code:
<input type="checkbox"/> If Self-Employed	<input type="checkbox"/> Full Time <input type="checkbox"/> Part Time	Time Employed OR Retired: Years _____ Months _____	Gross Income OR Retirement Income: \$ _____ per month	If less than two years, list former Employer below:	
Employer:		Phone Number:	City:	State:	Zip Code:
<input type="checkbox"/> If Self-Employed	<input type="checkbox"/> Full Time <input type="checkbox"/> Part Time	Time Employed OR Retired: Years _____ Months _____	Gross Income OR Retirement Income: \$ _____ per month		

<b>Applicant 1 Other Income</b>					
Notice: Income from alimony, child support, maintenance, and/or public support payments need not be revealed if you do not wish to have them considered as a basis for paying this obligation.					
Source:	Month Amount \$	Source	Month Amount \$	Source	Month Amount \$
Have you ever filed bankruptcy in the last 7 years?		<input type="checkbox"/> Yes <input type="checkbox"/> No		Have you applied for credit under a different name?	
				<input type="checkbox"/> Yes <input type="checkbox"/> No	
Have you had any judgments, repossessions, garnishments, or legal proceedings filed against you in the last 7 years?					<input type="checkbox"/> Yes <input type="checkbox"/> No

*If you answered "Yes" to any of these questions, please explain in the "Additional Comments" section on page 5.*

<b>Assets for Applicant 1</b>		
(Please include Liquid Assets as it may enhance your approval chances)		
Type of Account	Bank	Balance

<b>Credit References and Other Expenses for Applicant 1</b>		
(Please include payments and obligations that likely DO NOT already show up on the credit bureau; such as child support and buy here/pay here car loans and furniture companies)		
Type of Bill	Company or Payee	Monthly Obligation
Child Care		\$
Child Support		\$
Alimony		\$
Car Loan		\$
Other:		\$

<b>Applicant 2</b>	
Name (Last, First, Middle):	Social Security Number:
Date of Birth (Mo/Date/Yr):	<input type="checkbox"/> Married <input type="checkbox"/> Unmarried <input type="checkbox"/> Separated
Driver's License Number:	

<b>Applicant 2 Address History</b>			
Current Address:		Home Phone (with area code):	Cell Phone (with area code):
City:	State:	Zip Code:	Email Address:
How long at this address? Years      Months	Residency Status: <input type="checkbox"/> Own <input type="checkbox"/> Relative <input type="checkbox"/> Rent <input type="checkbox"/> Other	Mortgage Company or Landlord Name:	
Mortgage Company or Landlord Address:		Mortgage Company or Landlord Phone Number:	Monthly Payment \$      per month
If you have been at your current address for less than two years, please list:	Former Address:	City:	State: Zip Code:
Residency Status:	How long at this address?	Mortgage or Landlord (Name and Phone number):	Monthly Payment



<input type="checkbox"/> Own <input type="checkbox"/> Rent <input type="checkbox"/> Relative <input type="checkbox"/> Other	Years      Months		\$ per month
---	-------------------	--	-----------------

**Applicant 2 Employment History**

Current Employer OR List Retired:		Phone Number:	City:	State:	Zip Code:
<input type="checkbox"/> If Self-Employed	<input type="checkbox"/> Full Time <input type="checkbox"/> Part Time	Time Employed OR Retired:  Years      Months	Gross Income OR Retirement Income:  \$                                      per month		If less than two years, list former Employer below:
Employer:		Phone Number:	City:	State:	Zip Code:
<input type="checkbox"/> If Self-Employed	<input type="checkbox"/> Full Time <input type="checkbox"/> Part Time	Time Employed OR Retired:  Years      Months	Gross Income OR Retirement Income:  \$                                      per month		

**Applicant 2 Other Income**

*Notice: Income from alimony, child support, maintenance, and/or public support payments need not be revealed if you do not wish to have them considered as a basis for paying this obligation.*

Source	Month Amount \$	Source	Month Amount \$	Source	Month Amount \$
Have you ever filed bankruptcy in the last 7 years?		<input type="checkbox"/> Yes <input type="checkbox"/> No	Have you applied for credit under a different name?		<input type="checkbox"/> Yes <input type="checkbox"/> No
Have you had any judgments, repossessions, garnishments, or legal proceedings filed against you in the last 7 years?					<input type="checkbox"/> Yes <input type="checkbox"/> No

*If you answered "Yes" to any of these questions, please explain in the "Additional Comments" section on page 5.*

**Assets for Applicant 2**

**(Please include Liquid Assets as it may enhance your approval chances)**

Type of Account	Bank	Balance

**Credit References and Other Expenses for Applicant 2**

*(Please include payments and obligations that likely DO NOT already show up on the credit bureau; such as child support and buy here/pay here car loans and furniture companies)*

Type of Bill	Company or Payee	Monthly Obligation
Child Care		\$
Child Support		\$
Alimony		\$
Car Loan		\$
Other:		\$

**Financing**

Total Cash Down Payment:	\$	Total Trade Equity For Down Payment:	\$
Total % of Sales Price:		Total Down Payment (Cash Down payment + Total Trade Equity):	\$

**Occupants**

Occupant 1			
Name (Last, First, Middle):	Social Security Number:	Date of Birth (Mo/Day/Yr):	Residency Status: <input type="checkbox"/> Own <input type="checkbox"/> Rent <input type="checkbox"/> Relative <input type="checkbox"/> Other
Current Address:	City:	State:	Zip Code:
Phone Number:	Length at current address (If less than 2 years, provide length at prev. address):	Length at previous address:	
Occupant 2			
Name (Last, First, Middle):	Social Security Number:	Date of Birth (Mo/Day/Yr):	Residency Status: <input type="checkbox"/> Own <input type="checkbox"/> Rent <input type="checkbox"/> Relative <input type="checkbox"/> Other
Current Address:	City:	State:	Zip Code:
Phone Number:	Length at current address (If less than 2 years, provide length at prev. address):	Length at previous address:	
Occupant 3			
Name (Last, First, Middle):	Social Security Number:	Date of Birth (Mo/Day/Yr):	Residency Status: <input type="checkbox"/> Own <input type="checkbox"/> Rent <input type="checkbox"/> Relative <input type="checkbox"/> Other
Current Address:	City:	State:	Zip Code:
Phone Number:	Length at current address (If less than 2 years, provide length at prev. address):	Length at previous address:	
Occupant 4			
Name (Last, First, Middle):	Social Security Number:	Date of Birth (Mo/Day/Yr):	Residency Status: <input type="checkbox"/> Own <input type="checkbox"/> Rent <input type="checkbox"/> Relative <input type="checkbox"/> Other
Current Address:	City:	State:	Zip Code:
Phone Number:	Length at current address (If less than 2 years, provide length at prev. address):	Length at previous address:	

Vehicle Information			
<i>Color:</i>		<i>color:</i>	
Year:	Make:	Model:	Plate/License Number:
Year:	Make:	Model:	Plate/License Number:
Year:	Make:	Model:	Plate/License Number:

Pet Information
Do you have any pets that will be living with you? (if permitted) <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, how many?

Type	Breed	Color	Weight	Height	Age

**Additional Comments**

---



---



---

**Signatures**

I hereby authorize Equity Lifestyle Properties, Inc., its affiliates and subsidiaries, to obtain a consumer report, and any other information it deems necessary, for the purpose of evaluating my application. I 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 necessary information. I hereby expressly release Equity Lifestyle Properties, Inc., its affiliates and subsidiaries, 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 application information may be provided to various local, state and/or federal government agencies, including, without limitation, various law enforcement agencies.

As an applicant, I represent that the above statements are correct and complete and that I intend that Equity Lifestyle Properties, Inc. its affiliates and subsidiaries rely on these representations in determining whether to lease to me a home and/or homesite in the community. I agree that I have no right to occupy a home or homesite in the community until and unless this application is approved, a lease is signed and I have made any necessary initial payments. I understand that any misrepresentation on this application may be cause for lease termination and/or non-acceptance of this application.

**Applicant 1:**

\_\_\_\_\_ Print Name \_\_\_\_\_ Signature \_\_\_\_\_ Date (Mo/Day/Yr)

**Applicant 2:**

\_\_\_\_\_ Print Name \_\_\_\_\_ Signature \_\_\_\_\_ Date (Mo/Day/Yr)

**Occupant 1 (over 18):**

\_\_\_\_\_ Print Name \_\_\_\_\_ Signature \_\_\_\_\_ Date (Mo/Day/Yr)

**Occupant 2 (over 18):**

\_\_\_\_\_ Print Name \_\_\_\_\_ Signature \_\_\_\_\_ Date (Mo/Day/Yr)

**Occupant 3 (over 18):**

\_\_\_\_\_ Print Name \_\_\_\_\_ Signature \_\_\_\_\_ Date (Mo/Day/Yr)

**Occupant 4 (over 18):**

\_\_\_\_\_ Print Name \_\_\_\_\_ Signature \_\_\_\_\_ Date (Mo/Day/Yr)

---

**Internal Use**

When application is returned, ensure that the application is complete, legible, signed, and dated, and collect the Resident Application Screening Fee.

## 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 manufactured home community. This is not mean to be a complete list of information.

Owning a home in a manufactured home community incorporates the dual role of "homeowner" (the owner of the home) and community 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 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 community the following additional fee and charges listed below. Other fees or charges may apply depending upon your specific requests. Metered utility charges are based on use.

\$ 21.65 - Trash

(Management shall describe the fee or charge and a good faith estimate of each fee or charge.)

Some spaces are governed by an ordinance, rule, regulation, or initiative measure that limits or restricts rents in a manufactured home community. 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 he 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 of 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 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, community management will provide you with a copy of each document. We urge you to read these documents before making the decision that you want to become a manufactured home community resident.

---

X Dated: \_\_\_\_\_ Resident Signature: \_\_\_\_\_

X Dated: \_\_\_\_\_ Resident Signature: \_\_\_\_\_

Dated: \_\_\_\_\_ Manager Signature: \_\_\_\_\_ 

**EXHIBIT A TO DISCLOSURE FORM**  
**PURSUANT TO CIVIL CODE SECTION**  
**798.75.5 FOR MEADOWBROOK**  
**MOBILEHOME PARK**

The owner of Meadowbrook Mobilehome Park ("Meadowbrook") challenged in federal and state court the City of Santee's (the "City") enforcement of its Manufactured Home Fair Practices Ordinance ("Ordinance"). The owner has provided you a copy of Ordinance 412 (which is the most recent rent control ordinance adopted by the City) and the State of California Mobilehome Residency Law. You should ask for another copy if you cannot locate yours.

On or about September 26, 2013, the owner entered into a Settlement Agreement with the City in connection with federal and state lawsuits that owner filed in 2012. As part of the settlement, the parties caused to be entered in the San Diego County Superior Court a peremptory writ of mandate awarding owner a "Special Adjustment" under Ordinance 412. The Special Adjustment awarded the owner, during the term of the agreement (which runs through January 1, 2034):

- An "Initial Adjustment" of 2.5% of existing base rents, which went into effect on January 1, 2014;
- "Annual Adjustments" of up to 100% of the CPI increase (such increase of up to 100% of the CPI to be determined by owner in its sole and absolute discretion);
- A "Turnover Adjustment" of up to 10% of the rent then in effect, upon the occurrence of certain defined "Turnover Events," subject to certain defined exceptions (such increase of up to 10% to be determined by owner in its sole and absolute discretion); and
- The right to pass through to each space at the property the reasonable cost of certain new improvements, provided certain conditions are satisfied (the "Enhanced Amenity Pass-Through").

Additionally, and without limitation, owner agreed not to seek any further Special Adjustments or Annual NOI Adjustments during the term of the Settlement Agreement, and released its claims challenging the constitutionality of the Ordinance through the end of the term.

The owner of Meadowbrook has established the market rent for all of the sites at Meadowbrook. The owner of Meadowbrook charges market rent for sites or tenancies that are not eligible for rent control. Both state law and the ordinance(s) provide that certain sites or tenancies may not be eligible for rent control. The owner of Meadowbrook reserves all of its rights to charge the market rent for sites at Meadowbrook and does not waive any right to collect market rent either as a result of any delay in discovery that a site or tenancy is exempt or ineligible for rent control for any reason or in any other circumstance. By complying with the Ordinance, owner makes no representation or warranty to you that your tenancy or space is eligible for rent control or that rent control will continue into the future, and you should not rely on owner for any belief that you are entitled to rent control at any time.

---

✗ Receipt acknowledged this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

✗ Applicant Name \_\_\_\_\_

✗ Applicant Signature \_\_\_\_\_

✗ Applicant Name \_\_\_\_\_

✗ Applicant Signature \_\_\_\_\_

SPACE # \_\_\_\_\_

**2023 CALIFORNIA MOBILEHOME RESIDENCY LAW**

**Mobilehome Park Rental Agreement Disclosure Form**

THIS DISCLOSURE STATEMENT CONCERNS THE MOBILEHOME PARK KNOWN AS MEADOWBROOK LOCATED AT 8301 MISSION GORGE ROAD IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE PARK AND PARK COMMON AREAS AS OF JANUARY 1, 2023 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, earthquake, 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	Yes		Yes			No		No		No		No		No
Walkways	Yes		Yes			No		No		No		No		No
Streets, roads and access	Yes		Yes			No		No		No		No		No
Electric utility system	Yes		Yes			No		No		No		No		No
Water utility system	Yes		Yes			No		No		No		No		No
Gas utility System	Yes		Yes			No		No		No		No		No
Common area lighting system	Yes		Yes			No		No		No		No		No
Septic or sewer system	Yes		Yes			No		No		No		No		No
Playground		No		N/A		N/A		N/A		N/A		N/A		N/A
RV storage	Yes		Yes			No		No		No		No		No
Parking areas	Yes		Yes			No		No		No		No		No
Swimming pool	Yes		Yes			No		No		No		No		No
Spa pool	Yes		Yes			No		No		No		No		No
Laundry	Yes		Yes			No		No		No		No		No

\*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: Joshua Himebaugh [PRINT NAME] By: [Signature] [SIGNATURE] Date: \_\_\_\_\_

I/WE ACKNOWLEDGE RECEIPT OF A COMPLETED COPY OF THE PARK OWNER/MANAGER STATEMENT.

Prospective Homeowner

Lessee: \_\_\_\_\_ Park Owner/Manager: [Signature] Title: Property Manager Date: \_\_\_\_\_

Prospective Homeowner

Lessee: \_\_\_\_\_ Park Owner/Manager: [Signature] Title: Property Manager Date: \_\_\_\_\_