Space # 37 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 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" (the 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 rent will be $584.27 for Space#** 37 (must be completed by management).

***** PARK WIDE ANNUAL RENT ADJUSTMENT ANNIVERSARY IS OCTOBER 1ST OF EACH CALENDAR YEAR *****

Additional information regarding future rent or fee increases may also be provided. In addition to the monthly rent, you will be obligated to pay the park the following additional fees and charges listed below. Other fees or charges may apply depending upon your specific requests. Meter utility charges are based on use.

Water – billed as used, per your meter Trash = $12.38; Sewer = $15.15; Estuary = $1.79; Rent Control Administrative Fee = $2.41; CIP=$2.14.

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

Gas - Resident goes directly through SoCalGas and Electric - Southern California Edison. Internet - Resident chooses Company they want to go with as needed.

Some spaces are governed by an ordinance, rule, regulation, or initiative measure that limits or restricts rents in mobilehome parks. Long-term leases specify rent increases during the term 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 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 be either credited towards 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 resident.

Dated 10-1-26

Signature of Park Manager: _____ Park Name: SEA ESTA VILLAGE

Acknowledge Receipt by Prospective Homeowner: _____

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Acknowledge Receipt by Prospective Homeowner: _____