

NEW APPLICATION CHECKLIST
Please Print

Prospective Resident Name _____

Space # _____

Applicant Contact information:

Applicant Phone number: _____

Applicant Email: _____

Agent name: _____

Agent Phone Number: _____

Agent Email: _____

- ☐ Application (one for each prospective resident)
- ☐ Copy of prospective resident I.D.
- ☐ Social Security Award Letter
- ☐ Six months of bank statements(Employee pay stubs)
HARD COPIES-copy on one side only
- ☐ Six months of income statements-HARD COPIES- **copy on one side only**
- ☐ Credit score of 750 or higher
- ☐ Three times the rent of proven income
- ☐ Signed 'Notice of Right to Cancel'
- ☐ Signed "Information for Prospective Homeowner & Addendum
- ☐ Signed "Mobile Home Rental Agreement Disclosure & Addendum
- ☐ Approval or Denial from Hillsboro Properties
- ☐ **Call the park office at 949-830-5800 to schedule an appointment to turn in your application**

Packet given by _____

Date _____

PROSPECTIVE RESIDENT APPLICATION REVIEW CRITERIA

1. **Credit score of no less than 750, as obtained by the corporate office.**
All applicants must meet the minimum score individually, even where multiple applicants intend to reside together and regardless of their relationship.

Further, every credit bureau offers industries their own distinct credit scoring system. Credit scores used to review prospective resident applications must be obtained by our corporate office using the scoring system we purchase through our contracted credit agency. *We cannot accept or use scores obtained outside of our corporate office under any circumstances.*

2. **A minimum personal income equal to three times (3x) the monthly base rent.**
All applicants must provide 6 current months of evidence of personal income and that information must be independently verifiable (such as payroll or pension designation on a bank statement). *Generic "deposits", electronic payments (such as Zelle or PayPal) and/or nonspecific transfers on bank statements cannot be used as proof of income.* Income that does not follow the move to the community, such as location-specific employment that will not continue upon move-in, also cannot be considered. For any employment transfers or work-from-home scenarios, we require documentation of such from their employer.

An applicant's personal investments and savings balances may be used to offset the lack of a traditional income stream. However, the cost to purchase the home in the community will be factored into the applicant's investments and savings balances, even if an outside source claims to be purchasing the home for the applicant. Applications must be processed as if the applicants are purchasing the home themselves.

Applicants must provide 6 months of current savings or investment accounts to have that financial information considered. Applicants may include funds through the pending sale of a home as consideration but must provide a detailed escrow statement with their application. Listing agreements, purchase contracts and other "promises" of sale will not be considered.

Multiple applicants intending to reside together and sign the same rental agreement will have their financial information evaluated jointly as long as each applicant has the minimum credit score. Only an applicant with the minimum credit score can have their income/additional financial information considered.

We cannot use company income nor consider business financials, regardless of the circumstances or ownership stake. All income must be personal and independently verifiable.

Management also has the right to deny an application if the applicant has committed fraud, deceit, or concealment of material facts during the application process or management determines that prospective purchaser will be unable to comply with the Rules and Regulations based on prior tendencies or tenancy history.



**Forest
Gardens**

Manufactured Home Community

24001 Muirlands Boulevard
Lake Forest, CA 92630
P: 949.830.5800 F: 949.830.9786
office@forestgardens.net

APPLICATION FOR RESIDENCY

Space #: _____ Rent: _____ Date of application: _____

Each person applying for residency must complete a separate application.

Please print clearly with blue or black ink. Incomplete applications and/or illegible information may delay application processing.

Personal Information:

Name of Applicant: _____

DOB: _____

Government issued photo ID: _____

Social Security Number: _____

Current address: _____
street city state zip

Email: _____

Phone: _____
home mobile

Name(s) of any other *resident* applicants:

Name(s) of any *additional occupant* applicants:

Previous Residency:

Current address: _____
street city state zip

Landlord or Mortgage Company: _____ # of years: _____

Landlord / Mortgage Co phone: _____ Monthly payment: _____

Prior address: _____
street city state zip

Landlord or Mortgage Company: _____ # of years: _____

Landlord / Mortgage Co phone: _____ Monthly payment: _____

Have you ever been evicted? _____ If yes, please explain, including address, dates of residency and amount of last rent: _____

APPLICATION FOR RESIDENCY

2

Employment:

Employer: _____ Phone: _____

Address: _____
street city state zip

Position: _____ Gross monthly salary: \$ _____

Supervisor: _____ Length of employment: _____ yrs. _____ mos.

If not employed, please provide source, amount and frequency of all income:

_____ \$ _____ per _____
_____ \$ _____ per _____
_____ \$ _____ per _____
_____ \$ _____ per _____

Financial Information:

Name of Bank: _____ City: _____

___ Checking ___ Savings ___ Loan Acct #: _____

Name of Bank: _____ City: _____

___ Checking ___ Savings ___ Loan Acct #: _____

Credit Card: _____ Acct #: _____ how long: _____

Credit Card: _____ Acct #: _____ how long: _____

Credit Card: _____ Acct #: _____ how long: _____

References:

Business References:

Name: _____ City: _____ Phone: _____

Name: _____ City: _____ Phone: _____

Personal References:

Name: _____ City: _____ Phone: _____

Name: _____ City: _____ Phone: _____

APPLICATION FOR RESIDENCY

3

Net Worth Statement:

ASSETS

LIABILITIES

Asset Type	Value	Liability Type	Amount
Cash		Bank Notes Payable	
Stocks & Bonds		Other Accounts Payable	
Notes Receivable		Taxes Payable	
Real Estate		Other Liabilities	
Life Insurance (cash value)			
Personal Property (vehicles, etc.)			
TOTAL ASSETS:		TOTAL LIABILITIES:	

Total Assets \$ _____ - Total Liabilities _____ Net Worth: _____

Please provide verification if relying on this to qualify for residency.

Vehicles:

Please provide complete descriptions of all vehicles, boats, trailers, rvs, etc.

Number of autos: _____ Number of Boats: _____ Other: _____

Make: _____ Model: _____ Year: _____

License Number: _____ State: _____

Financed by: _____ Address: _____

Make: _____ Model: _____ Year: _____

License Number: _____ State: _____

Financed by: _____ Address: _____

APPLICATION FOR RESIDENCY

4

Pets:

If you have dogs or cats, please provide the following information.

Forest Gardens rules and regulations allow only one pet under 20 pounds per homesite.

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

By signing below, the prospective resident agrees that only one pet per homesite is allowed, and any pet which does not meet the standards required under the rules and regulations of the park may not be admitted to the park and must be re-homed before moving into the park.

Print Applicant Name

Signature

Date

OR

If you have no pets, please sign below.

I have no pets.

Print Applicant Name

Signature

Date

APPLICATION FOR RESIDENCY

5

I acknowledge that I have been advised of the rental options offered by the community if this application is accepted. Specifically, I may be offered a long-term lease which provides for limited rental increases at specific times for the entire term of the lease, or, as may be provided by local law or ordinance, a lease for a term of one year or a shorter term.

I further acknowledge that Forest Gardens management is not responsible for any statements or representations by any mobile home dealers or real estate salespersons with respect to our transaction with any seller of the mobile home. This includes rent levels and duration, anticipated changes in lease, rules and regulations, and services or facilities to be provided by the park, or the value of or condition of the mobile home to be purchased.

By signing below, I request Forest Gardens and Hillsboro Properties to check the listed credit references and representations. I represent and warrant that the information included in this application is true and correct and has been made for the purpose of informing Forest Gardens' management. I give permission to verify any and all information. In the event that any of the information included in this application cannot be verified by Forest Gardens management, or if supporting documentation is not provided when requested, Forest Gardens management has the right to deny my application. In the event of any misrepresentations by me, Forest Gardens will have grounds to cancel any agreement entered into which relies on the misrepresentation. I agree further that any obligations then owing by me to Forest Gardens or Hillsboro Properties become immediately due and payable as reasonable value thereof and that Forest Gardens management may immediately seek to rescind tenancy and cause the immediate removal of the mobile home then upon the space.

I understand that I, or any other prospective residents or occupants, shall have no rights of tenancy until a rental agreement has been signed by Forest Gardens' management and any and all prospective residents.

I acknowledge that in the event a rental agreement or lease is executed by both Forest Gardens and me, it is subject to approval of my mobile home as provided in the rental agreement.

By signing below, I warrant that I will purchase and take title to a mobile home to be occupied by me as a registered owner. I further warrant and certify under penalty of perjury, that at all times a registered owner holding title to the mobile home, aged fifty-five (55) years or older, will reside there as his or her primary residence. In addition, all other residents must be at least fifty (50) years old. I understand that proof of age is required to be on file.

I acknowledge that Forest Gardens *does not* permit subleasing of mobile homes in the park unless required by California Civil Code §798.23.5. No co-signers are permitted.

I solemnly declare and certify that the information in this application for residency, including any attached statements or supporting documents, both printed and written, give full, true and correct statements of my financial condition as of the date signed.

Signed:

Print Applicant Name

Signature

Date

NOTICE OF RIGHT TO CANCEL

Name(s): _____ Site #: _____

We provide a 'read only' copy of the Forest Gardens rental agreement so that you can review it completely while we process your application for residency.

1. You have 30 days to inspect and review the rental agreement.
2. You may cancel and void the rental agreement by notifying Forest Gardens management in writing with 72 hours of signing/accepting the agreement.

Applicant Signature

Date

Applicant Signature

Date

INFORMATION

FOR PROSPECTIVE MOBILE HOME OWNERS

Current additional charge and fees, frequencies and amounts:

Monthly Charges:

Water:	metered monthly usage charges
Gas:	metered monthly usage charges
Electricity:	metered monthly usage charges
Sewer:	\$25.41
Trash:	\$14.26

Annual Charges:

Weights & Measures	\$19.00 billed in September
HCD State Fee	\$ 2.00 billed in December
MRLPP State Fee	\$10.00 billed in February

The undersigned acknowledge(s) receipt of a completed copy of this document.

Forest Gardens Representative:

Print Name	Signature	Date
------------	-----------	------

Prospective Homeowner:

Print Name	Signature	Date
------------	-----------	------

Print Name	Signature	Date
------------	-----------	------

INFORMATION FOR PROSPECTIVE MOBILE HOME OWNERS

As a prospective mobile homeowner, you are being provided with certain information you should know prior to applying for tenancy in a mobile home park. This is not meant to be a complete list of information. Owning a home in a mobile home park incorporates the dual role of homeowner (owner of the mobile home) and park resident or tenant (also called a homeowner in the Mobile Home Residency Law). Under Mobile Home Residency Law homeowners are responsible for paying the amount necessary to rent the space for your home and for other fees and charges as described in this document. Homeowners must also agree follow certain rules and regulations to reside in the park.

If you are approved for tenancy, and your tenancy commences with the next 30 days, your beginning monthly homesite rent will be \$_____ for space number _____. In addition to the monthly rent, you will be obligated to pay the park the fees and charges listed on page 2 of this document. Other fees or charges may apply, depending upon your specific requests. Metered utility charges are based on actual use. 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 mobile home parks. These laws are commonly known as "rent control." Prospective purchasers who do not occupy the mobile home as their principal residence may be subject to rent levels which are not governed by these laws. (Civil Code §798.21) 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 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 Forest Gardens management and you stating that all parties have agreed to the terms and conditions of the rental agreement is required to complete the sale or escrow process of the mobile home.

You have no right to tenancy without a properly executed lease, rental agreement, or statement as described above. (Civil Code §798.75) If Forest Gardens 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 credit toward your first month's rent or, if you are rejected for any reason, refunded to you. However, if your application is approved and you elect not to purchase the mobile home for any reason, we may retain the fee to defray administrative costs. (Civil Code §798.74) We encourage you to carefully read the copy of the lease or rental agreement and Forest Gardens Rules and Regulations which are provided to every applicant, as well as the Mobile Home Residency Law. We will provide copies upon request. We urge you to read these documents before making the decision to become a mobile home park resident.

Continued on next page

ADDENDUM TO MOBILE HOME PARK RENTAL AGREEMENT DISCLOSURE

This addendum was entered into on the same date as the attached Mobile Home Park Rental Agreement Disclosure and is incorporated herein by reference. In addition to what is stated on the Mobile Home Park Rental Agreement Disclosure, we are advising you of the following:

Item G. -- While we are not aware of any substantial defects associated with our gas, electric or water systems, we do, on occasion, experience typical problems associated with these services which may cause a short interruption of service to homeowners so that repair and/or maintenance may be performed.

Item _____

Item _____

Item _____

Additional Information:

1. The nature of the zoning under which the park operates is **PC-1**
2. The park is operating under a conditional use permit.
3. _____
4. _____
5. _____

I have reviewed the above information which is an addendum to the Mobile Home Park Rental Agreement Disclosure.

Print Name

Signature

Date

I / We acknowledge receipt of a completed copy of the park owner / manager statement.

Applicant Name

Signature

Date

Applicant Name

Signature

Date

MOBILE HOME PARK RENTAL AGREEMENT DISCLOSURE

This disclosure statement concerns the park known as Forest Gardens, located at 24001 Muirlands Boulevard, in the city of Lake Forest, County of Orange, State of California.

This statement is a disclosure of the condition of the park and park common areas as of Forest Gardens in compliance with California Civil Code §798.75.5. It is not a warranty of any kind by the mobile home park owner or 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 mobile home park owner or management or affect any duties that may have existed prior to the enactment of Civil Code §798.75.5, other than the duty to disclose the information required by the statement.

1. Is the owner or management of Forest Gardens aware of any of the following?

Park or common area facility	B		C		D		E		F		G		H	
	YES	NO	YES	NO	YES	NO	YES	NO	YES	NO	YES	NO	YES	NO
Clubhouse	x		x			x		x		x		x		x
Walkways	x		x			x		x		x		x		x
Streets, roads, access	x		x			x		x		x		x		x
Electric utility system	x		x			x		x		x		x		x
Water utility system	x		x			x		x		x		x		x
Gas utility system	x		x			x		x		x		x		x
Common area lighting	x		x			x		x		x		x		x
Septic/sewer system	x		x			x		x		x		x		x
Playground		x												
RV storage/parking	x		x			x		x		x		x		x
parking areas	x		x			x		x		x		x		x
Pool/Jacuzzi	x		x			x		x		x		x		x
Laundry room	x		x			x		x		x		x		x
Other common area		x												

Column B: Does the park contain this facility?

Column C: Is the facility in operation?

Column D: Does the facility have any known substantial defects?

Column E: Are there any uncorrected park citations or notices of abatement relating to the facilities issued by a public agency?

Column F: Is there any substantial, uncorrected damage to the facility from fire, flood, earthquake or landslides?

Column G: Are there any pending lawsuits by or against the park affecting the facilities or alleging defects in the facilities?

Column H: Is there any encroachment, easement, non-conforming use, or violation of setback requirements regarding this area or facility?

2. If there are other important park or common area facilities, please specify:

Refer to the attached "Addendum to Mobile Home Park Rental Agreement Disclosure."

3. If any item in column C is marked 'no' or any item in column D, E, F, G or H is marked 'yes' explain:

Refer to the attached "Addendum to Mobile Home Park Rental Agreement Disclosure."

The owners/managers states that the information herein has been delivered to the prospective homeowner/lessee a minimum of three (3) days prior to the execution of a rental agreement and is true and correct to the best of their knowledge as of this date.

Print Name

Signature

Date

I/We acknowledge receipt of a completed copy of this statement.

Print Name

Signature

Date

Print Name

Signature

Date