WALNUT ESTATES 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 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’’ (the owner of the home) and park resident or tenant (also called a ‘‘homeowner’’ in the Mobile Home Residency Law). As a homeowner under the Mobile Home/RV 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 **$ 750.00** for space number _____.

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.

Utility	Charge	Utility	Charge	Utility	Charge
Gas	Direct / PG&E	**Internet**	Pay Direct	**Other:**	$N/A
Electricity	Direct / PG&E	**Garbage**	$ 32.85	**Other:**	$N/A
Water	Metered	**Cable**	Pay Direct	**Other:**	$N/A
Sewer	$38.77	**Other:**	$N/A	**Other:**	$N/A

{Direct Gas & Electric, you will need to contact PG&E at 1(877) 660-6789 between Mon-Fri at 7 a.m.-7 p.m. / Sat at 8 a.m.-5 p.m.}

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 Section 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 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 be either 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 mobile home, 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 Mobile Home 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 mobile home park resident.

Dated:_____ Signature of Park Manager:_____

Acknowledge Receipt by Prospective Homeowner:_____