

NOTICE TO PROSPECTIVE RESIDENT

Thankyou for your interest in becoming a resident of Garden West Estates. We would like to make the application process as easy as possible for you.

Please note, items listed below will be required in order to make your application complete.

1. An application form for **EACH** adult that will be residing in the home, filled out **completely**.
 - *Writing should be legible.
 - * Every box should be completed. If it does not apply, N/A should be placed in the box.
 - * If a mistake is made - cross it out and initial. *No White out should be on the application.
2. Copies of 3 months' worth of pay stubs for each applicant.
 - *Copies of documentation for all other income.
 - * If retired, documentation examples: 3 months of bank statements showing Social security deposits, pension deposits, lump sum savings, etc.
3. Name, address and phone number of past two landlords.
 - *Residential history must be verified for the last 5 years.

If you are bringing a home into the park, the following information will also be required.

1. Approval of park management of the home and accessories.
2. Plot plan of the lot showing placement of the home and accessories submitted and approved by management.
3. Installation permits received by the park.
4. Landscaping plan submitted and approved by the park.

Failure to provide the park with the above information could either delay the approval process or denial of the application.

Garden West Estates uses a ratio of 35% of housing costs to establish approval. What this means is that your total housing cost, including rent, mortgage payment and estimated utilities and home insurance cannot exceed 35% of total gross income of the prospective resident(s).

Notification of approval/denial will be provided within fifteen (15) business days of receipt of a completed application.

Date received: _____ by: _____
(Park Manager)

Date All Information Received: _____ for space # _____

INFORMATION FOR PROSPECTIVE HOMEOWNERS



Western
Manufactured Housing Communities
Association

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 monthly rent will be \$ 1631 (must be completed by the management) for space number _____ (must be completed by the 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.

Trash fee \$49.37 / Sewer fee \$4.36 (plus submetered gas, electric and water)

(Subject to change)

(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 mobilehome parks. These laws are commonly known as "rent control." Prospective purchasers who do not occupy the mobilehome 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 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.

Dated: _____

Acknowledge Receipt by Prospective Homeowner(s): _____

Signature of Park Manager: _____



APPLICATION FOR RESIDENCY



Western
Manufactured Housing Communities
Association

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

IN Garden West Estates
(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: _____

Email: _____ Date of birth: _____

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): _____ 0.00

References

Business: Name: _____ City: _____ Phone: _____

Name: _____ City: _____ Phone: _____

Personal: Name: _____ City: _____ Phone: _____

Name: _____ City: _____ Phone: _____



APPLICATION FOR RESIDENCY

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Emergency

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

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

Approved Animals

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	0.00
LIFE INSURANCE	Cash Surrender Value		NET WORTH CALCULATION	TOTAL ASSETS	0.00
OTHER PERSONAL PROPERTY	Vehicles			TOTAL LIABILITIES	0.00
	Other			NET WORTH	0.00
	TOTAL ASSETS	0.00			



CONSENT TO OBTAIN CONSUMER CREDIT REPORT



Western
Manufactured Housing Communities
Association

The undersigned hereby authorizes Garden West Estates to obtain a credit report
(Name of park)
based upon the information provided in the undersigned's *Application for Tenancy*, and to share any necessary
personal information from the undersigned's application documents with any credit reporting agency or their
affiliates.

SO AGREED:

Dated: _____

(Applicant)

Dated: _____

(Applicant)

Dated: _____

(Applicant)



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MOBILEME PARK RENTAL AGREEMENT DISCLOSURE



Western
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THIS DISCLOSURE STATEMENT CONCERNS THE MOBILEHOME PARK KNOWN AS Garden West Estates LOCATED AT

17700 S. Western Ave IN THE CITY OF GARDEN COUNTY OF Los Angeles, STATE OF CALIFORNIA.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE PARK AND PARK COMMON AREAS AS OF January 1, 2026 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's	
	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 and 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 system	X		X			X		X		X		X		X
Septic or sewer system	X		X			X		X		X		X		X
Playground		X	N/A			N/A		N/A		N/A		N/A		N/A
RV storage		X	N/A			N/A		N/A		N/A		N/A		N/A
Parking areas	X		X			X		X		X		X		X
Swimming pool	X		X			X		X		X		X		X
Spa pool		X	N/A			N/A		N/A		N/A		N/A		N/A
Laundry	X		X			X		X		X		X		X
Other common area facilities*	X		X			N/A		N/A		N/A		N/A		N/A

*If there are other important park or common area facilities, please specify (attach additional sheets if necessary):

There is a second Clubhouse, Swimming Pool, Fitness Room and Laundry area as well as two car washes (see attached sheet). There are also designated parking areas marked "VISITOR" for visitors only located throughout the park.

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):

There is no playground, spa pool, or RV storage available in this park.

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:

Evelyn Ovando

print name

By: Evelyn Ovando

signature

Date: _____

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

Prospective Homeowner

Lessee: _____ Park Owner/Manager: _____, Title: _____

Date: _____

Prospective Homeowner

Lessee: _____ Park Owner/Manager: _____, Title: _____

Date: _____

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ADDENDUM TO DISCLOSURE FORM

GARDEN WEST ESTATES

Please see the following additional common area facilities and the responses to each category as per the disclosure form.

FACILITY:	B	C	D	E	F	G	H
2 ND CLUBHOUSE	YES	YES	NO	NO	NO	NO	YES
2 ND SWIMMING POOL	YES	YES	NO	NO	NO	NO	YES
2 ND LAUNDRY	YES	YES	NO	NO	NO	NO	YES
FITNESS ROOM	YES	YES	NO	NO	NO	NO	NO
2 CAR WASHES	YES	YES	NO	NO	NO	NO	NO

H. is marked yes for 2nd Clubhouse, Swimming Pool, and Laundry due to easements for underground utilities of telephone (Pacific Bell) and cable TV (Time Warner).