

RIVERSIDE COUNTRY CLUB MOBILE HOME PARK
An Equal Opportunity Housing Provider
9391 California Avenue
Riverside, California 92503

PROSPECTIVE HOMEOWNER FINANCIAL & PARK APPROVAL CRITERIA

1. Monthly income must equal or exceed 3 times monthly housing expense.
OR
Savings must equal or exceed 100 times monthly housing expense after purchase of house. Monthly housing expense equals the total of the:
Monthly space rent; and
Monthly mortgage payment(s)
Average monthly utility charges
Income must be verifiable sources of income.
Savings must be verifiable savings
(length of time & source) in the name(s) of the prospective homeowner.
2. Must have a FICO score of 650 or higher.
3. No bankruptcy within the last twenty-four (24) months.
4. No more than 3 negative comments (late payments, collections or charge-offs) on credit reports within the last twenty-four (24) months.
5. No felony convictions
6. No Evictions within the last five (5) years.
7. Any false information will result in automatic denial for park residency.
8. Applicants must provide valid identification from a US Government agency to include Driver's License or Identification card & Social Security Card.
9. Three most recent months bank statements from each applicant.
10. Prospective homeowner must qualify on their own, no co-signer.
11. Failure to reply to credit check email within 3-5 days will result in denial.
12. If denied prospective homeowner must wait 6 months (180 days) to re-apply.

Riverside Country Club Mobile Home Park is a fifty-five (55) and over community. All occupants of the home must be at least fifty-five (55) years of age or older. **THIS REQUIREMENT MAY BE CHANGED OR ELIMINATED AT ANY TIME IN ACCORDANCE WITH THE PROVISIONS OF THE MOBILEHOME RESIDENCY LAW.**

Acknowledge receipt by: _____

Print Name: _____

APPLICATION FOR RESIDENCY



Western
Manufactured Housing Communities
Association

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

IN RIVERSIDE COUNTRY CLUB MHP(Effective August 5,2025 Space Rent \$1150.00/month) for sp#
(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 55 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.



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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
CASH	Bank Office Name & No.	(Omit Cents)	NOTES PAYABLE TO BANKS	Bank Office Name & No.	(Omit Cents)
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	
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			0.00



PRIVACY STATEMENT FORM



Western
Manufactured Housing Communities
Association

At

RIVERSIDE COUNTRY CLUB MHP
(Name of Community)

we are committed to safeguarding all nonpublic personal information that we may collect during the application process or at any time during your tenancy. We use this information initially for the sole purpose of evaluating your application for residency. Occasionally we use nonpublic personal information in order to collect a debt, for example, when a resident fails to pay the rent.

We collect nonpublic personal information about you from the following sources:

Information we receive directly from you, on forms, and in other communications to or with us, whether in writing, in person, by telephone or any other means.

Information we receive from other sources such as current and former landlords, current employers credit reporting agencies and resident screening services.

The community values your privacy and does not disclose nonpublic personal information to anyone, except as permitted or required by law, or as reasonably necessary in order to establish your identity when communicating with others as discussed above.

We restrict access to nonpublic personal information about you to only those persons who need to know that information in order to perform their job duties. Further, we maintain physical, electronic and procedural safeguards that comply with federal standards to guard your nonpublic personal information.

The undersigned Resident, or prospective Resident, hereby acknowledges receipt of a copy of this notice.

DATED: _____

DATED: _____

