APPLICATION FOR RESIDENCY CHECKLIST

BELMONT SHORES MOBILE ESTATES

Step 1 Application Document Checklist

	Application Package	Move In Package
• Application Checklist	x	
• Welcome Cover Page	x	
• Application for Residency	x	
• Animal Application	x	
• Animal Addendum	x	
• Age Verification	x	
• Information for Prospective Homeowners	x	
• Notice of Rights & Responsibilities	x	
• Park Disclosure Items	x	
• Privacy Statement	x	
• Prospective Tenant Considerations	x	
• Office Use Only	x	

Step 2 Process Application and Approve or Deny Applicants In Writing

Step 3 Residency Documents for Approved Applicants

	Application Package	Move In Package
• CA Pest & Toxic Disclosure		
• CARE/FERA Program - Edison		
• Emergency Notification List (park, city)		
• Emergency Information (resident)		
• Guard Gate Guest List		
• Lease less than twelve months. Mo/Mo		
• Statement Regarding Rental Agreement		
• Rules & Regulations & Architectural Spec.		
• 55+ Addendum Primary Resident Verification		
• Animal Addendum		
• Re-Leveling & Termite Disclosure		
• Swimming Pool/Spa Release		
• Notice of Zoning & Use Permit		
• Natural Gas Notice		
• Methane Gas & Landfill Disclosure		
• Flood Hazard Disclosure		
• Hazard Including Flood Hazards Notice and Disclosure		
• Natural Hazard Disclosure		
• Notice of Rights & Responsibilities		
• Notice of Emergency Preparedness & Evacuation Plan		

APPLICATION FOR RESIDENCY

BELMONT SHORES MOBILE ESTATES

Dear Applicant,
Welcome to Belmont Shores Mobile Estates and thank you us for considering our community as your new place to call home.

Belmont Shores Mobile Estates is designated as housing for older persons. All homes in the community must have at least one resident signed on the rental agreement and permanently residing in the mobilehome who is at least 55 years of age. Proof of age shall be required upon applying for residency. No one residing in the community may be younger than 18 years of age unless they meet the requirements of the guest provisions pursuant to Civil Code 798.34(b)(c)(d).

All persons 18 years of age or older must qualify for residency. All information provided must be true, accurate, and complete, as well as verifiable. Proper identification and proof of income of all applicants must be available at the time of submitting the application.

Your application for tenancy should be completed at your earliest convenience. Your sale cannot close until 72 hours after a proper rental contract has been fully executed. You have no rights of tenancy without a properly executed rental agreement. Therefore, it is to your advantage to arrange to execute a rental contract well in advance of the close of the sale. Please understand that there is a possibility that your application could be denied even if you have been approved for a loan. Make sure you receive a written statement from the Community Manager telling you what your initial space rent will be, and what, if any, utilities, are included in the space rent. This guarantees that there will be no misunderstanding on this important subject.

After receipt of all information requested below we have 15 business days in which to notify you (and the seller) in writing of our decision. Qualification is determined by credit analysis, income verification and prior residency history.

Each person 18 years of age or older must:

- ☐ Complete and sign a Rental Application in order for Belmont Shores Mobile Estates to run a credit and background check. No fee will be charged for the report(s).

- ☐ Provide current governmental issued photo identification, such as a driver's license or identification card, and a social security card or ITIN for each applicant.

- ☐ Each applicant must document their source of gross monthly income or means of financial support. This can be documented with items such as proof of employment, pay stubs, bank statements, investment reports, cancelled checks, award letters. **A photocopy of your last three (3)**

month's proof of income will be necessary. The gross monthly income of all prospective residents will be considered jointly and must equal two and a half (2.5) times the rental amount of the site plus the monthly mobile home payment (if any).

☐ If you have any animals that may be residing in the community, an animal application will need to be completed and the animal approved prior to occupancy. If the animal is approved, it will be necessary for you to bring in a photograph of your animal(s) in addition to licensing and vaccination records.

Once your application is approved, please call the park office to make an appointment with the community manager. At that appointment you can expect to review and execute a rental contract, park rules, and other residency related document therefore, all occupants intending to live in the community must be present. An animal appointment will also be required in order to complete and finalize the animal approval process.

Also, please be prepared to pay your first month's space rent.

Please provide the community manager with the name, phone number and address of your Escrow Company and seller. The community manager has the right to inspect the exterior of the home and space. We make no guarantee that all deficiencies have been either noted or corrected. Inspect the space yourself with a copy of the Community Rules and Regulations in hand. Encourage the seller to correct any deficiencies you see in the condition of your home or space. Please be aware that, should your tenancy with us begin with uncorrected deficiencies, you will be required to remedy them.

BELMONT SHORES MOBILE ESTATES DOES NOT DISCRIMINATE BECAUSE OF RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, HANDICAP OR DISABILITY, SOURCE OF INCOME, NATIONAL ORIGIN, ANCESTRY OR FOR ARBITRARY REASONS UNDER STATE LAW. BELMONT SHORES MOBILE ESTATES IS DESIGNATED AS HOUSING FOR OLDER PERSONS WHO ARE 55 YEARS OF AGE OR OLDER.

Thank you for your cooperation and please contact us should you have any questions or need additional information.

Name: _____ Signature: _____ Date: _____
(Printed)

Name: _____ Signature: _____ Date: _____
(Printed)

APPLICATION FOR RESIDENCY

BELMONT SHORES MOBILE ESTATES

PLEASE PRINT OR TYPE. ALL SPACES OF THIS APPLICATION MUST BE FILLED OUT COMPLETELY AND SIGNED.

SOC. SEC. NO.	FIRST M. LAST				DRIVER'S LIC. NO.
CURRENT ADDRESS	APT.	CITY	STATE	ZIP	PHONE HOME:_____ CELL: _____ WORK:_____
CO-RESIDENT'S SOC. SEC. NO.	FIRST M. LAST				DRIVER'S LIC. NO.
CURRENT ADDRESS:	APT.	CITY	STATE	ZIP	PHONE HOME:_____ CELL:_____ WORK:_____

HOUSEHOLD COMPOSITION: PLEASE LIST YOURSELF FIRST AND ALL PERSONS WHO WILL LIVE WITH YOU IN THE HOME.

FIRST M. LAST	RELATIONSHIP TO HEAD (SELF)	SOC. SEC. NO.	D.O.B	SEX M/F

WHAT IS YOUR CURRENT MONTHLY RENT/MORTGAGE? $_____

CURRENT LANDLORD:

NAME: _____ADDRESS:_____PHONE: _____

PREVIOUS ADDRESS (PAST 5 YEARS):

NAME: _____ADDRESS:_____PHONE: _____

NAME: _____ADDRESS:_____PHONE: _____

NAME: _____ADDRESS:_____PHONE: _____

DESCRIPTION OF VEHICLES (CARS)

1) MAKE _____MODEL_____YEAR_____LIC. PLATE#_____
   STATE_____YEAR_____
2) MAKE _____MODEL_____YEAR_____LIC. PLATE#_____
   STATE_____YEAR_____

APPLICATION FOR RESIDENCY

BELMONT SHORES MOBILE ESTATES

PERSON(S) TO NOTIFY IN CASE OF AN EMERGENCY (OTHER THAN CO-RESIDENT):

NAME:_____ RELATIONSHIP: _____

ADDRESS: _____ CITY: _____ STATE/ZIP: _____

HOME PHONE: _____WORK PHONE: _____

ADDITIONAL INFORMATION: _____

_____

_____

A. REGULAR INCOME

FOR EACH TYPE OF INCOME THAT YOUR HOUSEHOLD RECEIVES, GIVE THE SOURCE OF THE INCOME AND THE AMOUNT OF INCOME THAT CAN BE EXPECTED FROM THAT SOURCE. (INCLUDE BOTH PERSONS IF THIS A JOINT APPLICATION). PLEASE INDICATE FULL OR PART-TIME INCOME FOR YOURSELF AND THOSE IN YOUR HOUSEHOLD WHO ARE EMPLOYED WAGES BEFORE TAXES:

NAME OF EMPLOYER	OCCUPATION	RATE PER HOUR	HOURS PER WEEK	WEEKLY GROSS	MONTHLY GROSS	ANNUAL GROSS

Verification Letter_____ _____ A. REGULAR MONTHLY INCOME TOTAL $_____

Date Rec'd. Date Rec'd.

B. OTHER INCOME

LIST ALL **CHECK ONE**

SOURCE	NAME	AMOUNT	WEEK	MONTH	YEAR
SOCIAL SECURITY		$			
SSI		$			
V.A. BENEFITS		$			
INSURANCE BENEFITS		$			
RETIREMENT PENSION		$			
RENTAL INCOME		$			
MORTGAGE NOTE INCOME		$			
OTHER INCOME		$			

Verification Letter_____ _____ A. OTHER MONTHLY INCOME TOTAL $_____

Date Rec'd. Date Rec'd.

APPLICATION FOR RESIDENCY
BELMONT SHORES MOBILE ESTATES

C. INTEREST, DIVIDEND INCOME, ASSETS

LIST ALL

SOURCE	LOCATION (BANK NAME, STOCK BROKER, MORTGAGE CO., ETC. AND ADDRESS	TOTAL YEARLY INCOME USE CURRENT 12 MO. PERIOD	CURRENT FAIR MARKET VALUE OR ACCOUNT BALANCE TOTAL
CHECKING ACCOUNT		$	
SAVINGS ACCOUNT		$	
STOCK(S)		$	
BOND(S)		$	
TRUST(S)		$	
MONEY MARKET(S)		$	
CERTIF. OF DEPOSIT(S)		$	
REAL ESTATE HOLDINGS		$	
IRA ACCOUNT		$	
KEOUGH ACCOUNT		$	
TREAS. BILLS		$	

Verification Letter_____ _____ **A. INT./DIV. MONTHLY INCOME TOTAL $**_____
Date Rec'd. Date Rec'd.

HAVE YOU EVER BEEN ASKED TO TERMINATE YOUR RESIDENCY ELSEWHERE; OR HAVE YOU EVER BEEN EVICTED? ☐ YES ☐ NO

IF YES, EXPLAIN: _____
_____

HAVE YOU EVER LIVED IN A MOBILEHOME PARK BEFORE? ☐ YES ☐ NO

IF YES, ADDRESS: _____ DATE OF RESIDENCY:_____

REFERENCES:

BUSINESS NAME:_____ CITY: _____ PHONE: _____

NAME:_____ CITY: _____ PHONE: _____

PERSONAL NAME:_____ CITY: _____ PHONE: _____

NAME:_____ CITY: _____ PHONE: _____

APPLICATION FOR RESIDENCY

BELMONT SHORES MOBILE ESTATES

ANIMALS:

IF YOU HAVE AN ANIMAL PLEASE DESCRIBE: (INCLUDE: AGE, SEX, COLOR, WEIGHT, SIZE) _____
_____

DESCRIPTION OF MANUFACTURED HOME:

MAKE: _____SIZE: _____YEAR: _____LICENSE/DECAL: _____
BREAKER SIZE: _____D.O.H. NO. _____
PURCHASE PRICE OF COACH: $_____
NUMBER BEDROOMS: _____NUMBER OF BATHS: _____
LEGAL OWNER NAME/ADDRESS: _____
REGISTERED OWNER NAME/ADDRESS: _____

FOR 55 AND OLDER COMMUNITIES, APPLICANT MUST ATTACH PHOTO IDENTIFICATION WITH PROOF OF AGE.

IMPORTANT: THE UNDERSIGNED REPRESENTS AND WARRANTS THAT THE ABOVE INFORMATION IS TRUE AND CORRECT AND AGREES TO FURNISH ADDITIONAL INFORMATION OR REFERENCES ON REQUEST. THE COMMUNITY MANAGEMENT HAS PERMISSION TO VERIFY ANY AND ALL INFORMATION OFFERED ON THIS APPLICATION.

THE UNDERSIGNED GRANTS THE COMMUNITY MANAGEMENT PERMISSION TO OBTAIN CREDIT REPORT(S) AND OTHER FINANCIAL AND BACKGROUND INFORMATION WHICH WILL ASSIST IN REVIEWING THIS APPLICATION.

THE UNDERSIGNED UNDERSTANDS THAT IN THE EVENT THAT ANY OF THE ABOVE INFORMATION CANNOT BE VERIFIED OR IS LATER FOUND TO BE FALSE BY THE MANAGEMENT OF THE COMMUNITY, THAT THE MANAGEMENT OF THE COMMUNITY HAS THE RIGHT TO DENY THE APPLICATION OR TO TERMINATE THE RENTAL AGREEMENT. THE UNDERSIGNED FURTHER UNDERSTANDS THAT PROSPECTIVE RESIDENTS SHALL HAVE NO RIGHTS OF TENANCY UNTIL A RENTAL AGREEMENT HAS BEEN SIGNED BY THE COMMUNITY MANAGEMENT AND THE PROSPECTIVE RESIDENT.

UPON APPROVAL OF THIS APPLICATION, THE UNDERSIGNED WILL EXECUTE A WRITTEN RENTAL AGREEMENT AND COMMUNITY GUIDELINES AND WILL PROVIDE A COPY OF THE TITLE TO THE MANUFACTURED HOME. THE UNDERSIGNED ALSO UNDERSTANDS THAT THERE WILL BE A 72 HOUR HOLDING PERIOD SHOULD HE/SHE EXECUTE A RENTAL AGREEMENT

THE UNDERSIGNED UNDERSTANDS AND ACKNOWLEDGES THAT THIS COMMUNITY IS A **"HOUSING FOR OLDER PERSONS"** COMMUNITY WITH A MINIMUM AGE REQUIREMENT OF **55** YEARS OF AGE OR OLDER FOR AT LEAST ONE RESIDENT AND A MINIMUM AGE REQUIREMENT OF 18 YEARS OF AGE OR OLDER FOR ALL OTHER RESIDENTS. THE UNDERSIGNED HEREBY REPRESENTS THAT THE PERSON(S) MAKING APPLICATION TO RESIDE IN THE COMMUNITY MEETS THE AGE REQUIREMENTS.

APPLICANT SIGNATURE: _____ DATE: _____

APPLICANT SIGNATURE: _____ DATE: _____

ANIMAL APPLICATION
(ONE APPLICATION PER ANIMAL)
BELMONT SHORES MOBILE ESTATES

Applicant Name: _____

Address/Space Number: _____

Name of animal: _____ Type/Breed: _____

Color: _____ Age: _____ Sex: _____

Approximate Weight: _____ Height: _____

Distinguishing Marks: _____

Rabies Vaccination #_____License # _____

Has this animal **ever** bitten another person or animal or has this animal ever displayed any aggressive or vicious behavior? ☐ YES ☐ NO

Do you anticipate or foresee that this animal may display any aggressive or vicious behavior or may bite any person or animal in the future? ☐ YES ☐ NO

THE UNDERSIGNED REPRESENTS AND WARRANTS THAT THE ABOVE INFORMATION IS TRUE AND CORRECT AND AGREES TO FURNISH ADDITIONAL INFORMATION OR REFERENCES ON REQUEST. THE COMMUNITY MANAGEMENT HAS PERMISSION TO VERIFY ANY AND ALL INFORMATION OFFERED ON THIS APPLICATION.

THE UNDERSIGNED UNDERSTANDS THAT IN THE EVENT THAT ANY OF THE ABOVE INFORMATION CANNOT BE VERIFIED OR IS LATER FOUND TO BE FALSE BY THE MANAGEMENT OF THE COMMUNITY, THAT THE MANAGEMENT OF THE COMMUNITY HAS THE RIGHT TO DENY THE APPLICATION, REQUIRE THE IMMEDIATE REMOVAL OF THE ANIMAL, AND/OR TO TERMINATE THE RENTAL AGREEMENT.

I have read the ANIMAL AGREEMENT AND RULES ADDENDUM and agree to abide by its terms and provisions. I understand that this is an application only and that I will be notified if my animal has been approved to reside in the Community. If approved I understand that I will be required to complete an animal interview process and sign the Animal Agreement and Rule Addendum.

Date:_____ Applicant Signature:_____

Date:_____ Applicant Signature:_____

DO NOT WRITE BELOW THIS LINE. OFFICE USE ONLY.

ANIMAL APPROVED: _____ **ANIMAL DENIED:** _____

Date:_____ **Park Manager:**_____

Conditions/Notes: _____

BELMONT SHORES MOBILE ESTATES
6230 E. MARINA VIEW DR. LONG BEACH, CA 90803

ANIMAL ADDENDUM TO LEASE AND RULES AND REGULATIONS

1. Permission to keep small house animals must be obtained from the Community Manager. Two (2) small animals, not exceeding thirty pounds when full grown are permitted per space. Dangerous breeds of animals such as pit bulls, dobermans, chows, rottweilers and wolf hybrids are not allowed in the community. No vicious or fighting animals are allowed. Animals which are guide, service or signal animals for purposes of accommodating a disability are not included for purposes of qualifying an animal conforming to the requirements but must conform to the conduct, behavior and other regulations for the peace, quiet and reasonable avoidance of harms to others.
2. The Animal Addendum must be completed and approved by Park Management prior to acquisition of the animal. The Animal Addendum must be accompanied by a picture of the animal, proof that the animal has been spayed or neutered, or agreement that the animal will be spayed or neutered at the age of 5 months with proof to be provided to the Park Management subsequent to that time but no later than 10 days after spaying or neutering, proof of license or permit issued by appropriate authorities, and proof of inoculation against disease.
3. Each Homeowner/Resident is responsible for the actions of his or her approved animal. If an approved animal causes a disturbance, permission to keep the approved animal may be revoked.
4. Under no condition shall a Homeowner/Resident permit an approved animal to invade the privacy of another's person or property.
5. Under no circumstances will approved animals be allowed in the clubhouse, adjoining facilities or swimming pool area, even if carried.
6. Each approved animal, when not inside your mobile home, must be confined within your mobile home space, either on a leash or within the approved fenced area of your space. Homeowner/Resident approved animal owner may walk his/her approved animal, on a leash, in the Park, and must clean up all his/her approved animal’s waste immediately, and dispose of it in a covered container.
7. Any animal running loose in the Park will be reported to the appropriate governmental agency and impounded. If this action becomes necessary, permission to keep an approved animal may be revoked.
8. If an approved animal is lost or deceased, the Homeowner/Resident must apply for permission to acquire a replacement animal.
9. Homeowners/Residents with approved animals must keep their spaces clean and free of animal waste and debris.
10. Any Homeowner/Resident disturbed by a neighbor's approved animal must submit a complaint in writing to the Park office. The complaint must include

the name and space number of the offending approved animal owner, a physical description of the approved animal, a description of the disturbance, and the name, space number and signature of the complaining Homeowner/Resident. Verbal, anonymous or unsigned complaints will be disregarded.

11. Complaints will be reviewed by Park Management and may result in a warning or revocation of permission to keep an approved animal on Park premises, or both, at the sole discretion of Park Management.

The undersigned hereby acknowledges receipt of the Animal Addendum to the Lease and Park Rules and Regulations and agrees to keep the animal(s) described below under control and to hold Belmont Shores Mobile Estates and its employees harmless from any damages and/or injuries which may occur to any person or property as a result of any act by the approved animal(s), or any negligence or omission by the undersigned to control the approved animal(s). The undersigned agrees that this agreement is effective on the date signed.

ANIMAL(S) DESCRIPTION:

Dog #1 Name: _____ Breed: _____ Sex: ☐M ☐F
Has this dog been spayed or neutered? ☐Yes ☐No ☐Too Young
Color: _____ Markings: _____
License # _____ What other I.D. does this dog wear?____
Date: _____ Rabies (RV) Date: _____ Canine Parvo (CPV)
Date: _____ Distemper (DHLPP or DA2PPL)

Dog #2 Name: _____ Breed: _____ Sex: ☐M ☐F
Has this dog been spayed or neutered? ☐Yes ☐No ☐Too Young
Color: _____ Markings: _____
License # _____ What other I.D. does this dog wear?____
Date: _____ Rabies (RV) Date: _____ Canine Parvo (CPV)
Date: _____ Distemper (DHLPP or DA2PPL)

Cat #1 Name: _____ Breed: _____ Sex: ☐M ☐F
Has this cat been spayed or neutered? ☐Yes ☐No ☐Too Young
Color: _____ Markings: _____
License # _____ What other I.D. does this cat wear? ____
Date: _____ Feline Rabies/Distemper (FVRCP)
Date: _____ Feline Leukemia (Optional)

Cat #2 Name: _____ Breed: _____ Sex: ☐M ☐F
Has this cat been spayed or neutered? ☐Yes ☐No ☐Too Young
Color: _____ Markings: _____
License # _____ What other I.D. does this cat wear? ____
Date: _____ Rabies (RV) Date: _____ Canine Parvo (CPV)
Date: _____ Distemper (DHLPP or DA2PPL)

Date: _____ Resident Signature: _____

Date: _____ Resident Signature: _____

Date: _____ Park Management: _____

AGE VERIFICATION

BELMONT SHORES MOBILE ESTATES

Belmont Shores Mobile Estates is designated as housing for older persons. The Rules and Regulations of Belmont Shores Mobile Estates stipulate that at least one resident of record per mobilehome must be 55 years of age or older and reside in the park. No one residing in the community may be younger than 18 years of age, unless they meet the requirements of the guest provisions pursuant to Civil Code 798.34 (b),(c),(d). Resident to provide a copy of a government issued document verifying age with this document.

Please check the items that state how the resident qualifies for the 55+ requirement:

- ☐ All residents of the mobilehome are at least 55 years old.
- ☐ Resident of record is at least 55 years old and other residents or occupants are at least 18 years old.
- ☐ Resident is at least 55 years old and receiving live-in health care or supportive care from another person at least 18 years of age pursuant to a written treatment plan prepared by a physician. (Attach copy of physician's plan)
- ☐ Resident is at least 55 years old and will be providing live-in health care or supportive care to a sibling, child or grandchild at least 18 years old, pursuant to a written treatment plan prepared by a physician. (Attach copy of physician's plan)

Provide names and ages of all residents and occupants:

Name: _____ Age: _____

Name: _____ Age: _____

Name: _____ Age: _____

Name: _____ Age: _____

The undersigned further acknowledges that, in the event that the mobilehome at the above referenced address is no longer his/her primary residence, anyone living at the address will not be permitted to remain as a resident if the occupant does not meet the minimum 55 years of age requirement as stated and otherwise qualify as a resident of Belmont Shores Mobile Estates.

I hereby certify that the information given above is true and correct and I understand that the rental agreement may be terminated if any false statements have been provided on this document.

Date: _____ Resident: _____

Date: _____ Resident: _____

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 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 $1,850.00 for Space Number 271 and address 6269 Marina View Dr.. 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 monthly additional fees and charges listed below. The fees may increase or decrease at a future time. Other fees and charges may apply depending on your specific requests. Metered utility charges are based on use.

Gate Guard Fee $64.74 and Trash Fee $32.05 billed monthly and based on total service bill. Natural Gas, Electricity and Water are a metered utility based on usage. Annual Meter Fees as permitted by law Water $2 per meter, Electric $3 per meter, Gas $4 per meter and all other fees as permitted by law.

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. (At this time Belmont Shores Mobile Estates is not in a rent control jurisdiction).

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 a decision that you want to become a mobilehome park resident.

Date: _____

Acknowledgement of Receipt
by Prospective Homeowner(s): _____

Acknowledgement of Receipt
by Prospective Homeowner(s): _____

Park Management: _____

NOTICE OF RIGHTS AND RESPONSIBILITIES

IMPORTANT NOTICE TO ALL MANUFACTURED HOME/MOBILEHOME OWNERS: CALIFORNIA LAW REQUIRES THAT YOU BE MADE AWARE OF THE FOLLOWING:

The Mobilehome Residency Law (MRL), found in Section 798 et seq. of the Civil Code, establishes the rights and responsibilities of homeowners and park management. The MRL is deemed a part of the terms of any park rental agreement or lease. This notice is intended to provide you with a general awareness of selected parts of the MRL and other important laws. It does not serve as a legal explanation or interpretation. For authoritative information, you must read and understand the laws. These laws change from time to time. In any year in which the law has changed, you may obtain one copy of the full text of the law from management at no charge. This notice is required by Civil Code Section 798.15(i) and the information provided may not be current.

Homeowners and park management have certain rights and responsibilities under the MRL. These include, but are not limited to:

1. Management must give a homeowner written notice of any increase in the rent at least 90 days before the date of the increase. (Civil Code Section 798.30)
2. No rental or sales agreement may contain a provision by which a purchaser or a homeowner waives any of their rights under the MRL. (Civil Code Sections 798.19, 798.77)
3. Management may not terminate or refuse to renew a homeowner's tenancy except for one or more of the authorized reasons set forth in the MRL. (Civil Code Sections 798.55, 798.56) Homeowners must pay rent, utility charges, and reasonable incidental service charges in a timely manner. Failure to comply could be grounds for eviction from the park. (Civil Code Section 798.56)
4. Homeowners, residents, and their guests must comply with the rental agreement or lease, including the reasonable rules and regulations of the park and all applicable local ordinances and state laws and regulations relating to mobilehomes. Failure to comply could be grounds for eviction from the park. (Civil Code Section 798.56)
5. Homeowners have a right to peacefully assemble and freely communicate with respect to mobilehome living and for social or educational purposes. Homeowners have a right to meet in the park, at reasonable hours and in a reasonable manner, for any lawful purpose. Homeowners may not be charged a cleaning deposit in order to use the park clubhouse for meetings of resident organizations or for other lawful purposes, such as to hear from political candidates, so long as a homeowner of the park is hosting the meeting and all park residents are allowed to attend. Homeowners may not be required to obtain liability insurance in order to use common facilities unless alcohol is served. (Civil Code Sections 798.50, 798.51)
6. If a home complies with certain standards, the homeowner is entitled to sell it in place in the park. If you sell your home, you are required to provide a manufactured home and mobilehome transfer disclosure statement to the buyer prior to sale. (Civil Code Section 1102.6d) When a home is sold, the owner is required to transfer the title to the buyer. The sale of the home is not complete until you receive the title from the seller. It is the responsibility of the buyer to also file paperwork with the Department of Housing and Community Development to register the home in the buyer's name. (Civil Code Sections 798.70-798.74)
7. Management has the right to enter the space upon which a mobilehome is situated for maintenance of utilities, trees, and driveways; for inspection and maintenance of the space in accordance with the rules and regulations of the park when the homeowner or resident fails to maintain the space; and for protection and maintenance of the mobilehome park at any reasonable time, but not in a manner or at a time that would interfere with the resident's quiet enjoyment of the resident's home. (Civil Code Section 798.26)
8. A homeowner may not make any improvements or alterations to the homeowner's space or home without following the rules and regulations of the park and all applicable local ordinances and state laws and regulations, which may include obtaining a permit to construct, and, if required by park rules or the rental

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agreement, without prior written approval of management. Failure to comply could be grounds for eviction from the park. (Civil Code Section 798.56)

9. In California, mobilehome owners must pay annual property tax to the county tax collector or an annual fee in lieu of taxes to the Department of Housing and Community Development (HCD). If you are unsure which to pay, contact HCD. Failure to pay taxes or in lieu fees can have serious consequences, including losing your home at a tax sale.
10. For more information on registration, titling, and taxes, contact: the Department of Housing and Community Development at www.hcd.ca.gov (800) 952-8356; your County Tax Collector; or call your local county government.
11. The Mobilehome Residency Law Protection Program (MRLPP), found in Section 18800 et seq. of the Health and Safety Code, protects and safeguards mobilehome homeowners and residents by affording them an additional avenue to enforce violations of the MRL. The Department of Housing and Community Development (HCD) administers the program by providing assistance in taking complaints and helping to resolve and coordinate the resolution of those complaints from homeowners and residents relating to the MRL. The HCD contracts with nonprofit legal service providers and refers complaints of alleged MRL violations to these legal service providers. The HCD may not arbitrate, mediate, negotiate, or provide legal advice in connection with mobilehome park rent disputes, lease or rental agreements, or disputes arising from lease or rental agreements, but may provide information on these issues to the complaining party, management, or other responsible party. The MRLPP is funded by an annual registration fee of $10.00 for each permitted mobilehome lot, collected from management, which management may pass on and collect from the homeowner at the time of rent payment. The annual MRLPP registration fee must appear as a separate line item on the rent bill and be accompanied by a clear written description of the purposes of the charge, along with contact information for the HCD. For questions regarding the fee or the MRLPP, contact: the HCD at MHAssistance@hcd.ca.gov or by calling (800) 952-8356.

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DISCLOSURE ITEMS

With respect to Item D, Belmont Shores Mobile Estates was constructed on a landfill. As a result, substantial areas within the Park continue to be subject to significant subsidence. This subsidence has in the past resulted in the interruption of certain utility services, including water, sewer and electrical service and there can be no assurances that there will not be any interruptions to such services in the future. In addition, the subsidence continues to create drainage issues which are addressed on an ongoing basis.

In November, 2004 the California Integrated Waste Management Board (CIWMB), at the request of the Los Angeles County LEA, is conducting a phased investigation into the levels of landfill gas present below the surface of the Park and the potential for this gas to migrate to the surface. This investigation is being conducted in two phases in accordance with a work plan prepared by CIWMB based on historical information, reports of previous investigations and ongoing monitoring at the Park. The LEA and the CIWMB have provided us with an overview of the two phases of the investigation, and a preliminary report as to the current status, which follows.

The first phase of this study is designed to determine the levels of methane gas in the subsurface landfill material itself, (i.e., beneath the asphalt pavement and soil cover of that material). The initial work under this phase was conducted November 16 — 20, 2004 and consisted of installing 33 probes into the subsurface landfill material itself and taking samples from these probes. As part of this phase of the investigation, 8 bi-weekly sampling rounds are planned — an initial sampling round and 7 bi-weekly sampling rounds thereafter. The objective or goal of these sampling events is to obtain enough data to perform a time-trend analysis of the subsurface gas levels at each of the 33 sample locations.

To date, a number of sampling rounds have been completed and additional bi-weekly sampling rounds will be conducted. The results of sampling conducted to date indicate the presence of methane gas in the subsurface landfill material underlying the 33 locations sampled lathe Park at levels with an average concentration of 40%, which is above certain regulatory standards. These levels have potential significance if the subsurface methane is able to migrate to the surface of the Park. For your information, the landfill gas regulations are located in 27 CCR Sections 20919 and 20919.5 (via 21100(d)).

The second phase of this study is designed to determine whether there is a sufficient volume of subsurface gas to warrant further inquiry into the potential for the subsurface gas to migrate to the surface of the Park. A continuous gas monitoring system will be included as part of this investigation. This system will include the installation of gas monitoring equipment and sensors that will monitor 10 mobile home skirts on a continuous 24/7 basis. Based on the results of the first phase of the investigation the equipment for this sampling will be placed beneath mobile homes that meet the following prioritization criteria:

a) history of explosion, fire or odors, b) mobile homes located in areas of high gas concentration below the landfill cover that are impacted by differential settlement (cracks, fissures, etc.) and, c) park residents that volunteer their mobile homes for this test and meet one or more of the above criteria.

Based on the results of this ongoing investigation, a determination will be made regarding whether any further investigation or remedial steps are warranted.

MOBILEHOME PARK RENTAL AGREEMENT DISCLOSURE
BELMONT SHORES MOBILE ESTATES

THIS DISCLOSURE STATEMENT CONCERNS THE MOBILEHOME PARK KNOWN AS **BELMONT SHORES MOBILE ESTATES** LOCATED AT **6230 E. MARINA VIEW DR.** IN THE CITY OF **LONG BEACH**, COUNTY OF **LOS ANGELES**, STATE OF CALIFORNIA.
THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE PARK AND PARK COMMON AREAS AS OF **DECEMBER 1ST 2020** 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 encroachment, easement, non-conforming use, or violation of setback requirements regarding this park's common area facility?	
	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												
RV storage		X												
Parking areas	X		X			X		X		X		X		X
Swimming pool	X		X			X		X		X		X		X
Spa pool	X		X			X		X		X		X		X
Laundry	X		X			X		X		X		X		X
Sauna		X												
*Other common area facilities														

*If there are other important park or common area facilities, please specify (attach additional sheets if necessary):
Please be aware common areas facilities may also be closed periodically based on COVID-19 mandates and restrictions.

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):

- Belmont Shores Mobile Estates does not have a playground or sauna

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: _____ By: _____ Date: _____
print name signature

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

Prospective Homeowner

Lessee:_____ Date:_____ Lessee:_____ Date:_____

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

PRIVACY STATEMENT FORM

Western
Manufactured Housing Communities
Association

At

BELMONT SHORES MOBILE ESTATES 6230 E. MARINA VIEW DR. LONG BEACH CA 90803
(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: _____ _____

Copyright © 2014. WMA.

SOIL COMPOSITION

The Park has been constructed with all required government permits, licenses and approvals. However, the Park is constructed wholly or partly on a landfill. A landfill may be expected to subside at a given rate over the course of time.

It is believed that the Park is not subject to the conditions which materially affect tenancy, but it is not known whether such conditions will be experienced in the future. We are unaware of any present defect in the composition of the soil of the Park, including the grade and subgrade. We are also unaware of any present material subsidence, expansive quality, propensity for failure, moisture content, lack of compactness, or other defect or condition requiring remedial attention or correction on the homesite. However, properties built on a landfill are reputedly subject to subsidence and subsidence has been experienced in this community.

Prospective homeowner agrees to fully investigate and to obtain independent advice and opinions from an appropriate advisor, expert or other knowledgeable persons concerning land conditions. Be sure to check with the seller of the mobilehome as to the rate, if any, of subsidence on the particular space which you are considering. Check with the seller to determine if the seller has made any past claim or been named as a plaintiff in any lawsuit which made claims on the owners respecting damage caused by a landfill. The foregoing is the responsibility of the homeowner.

AGE

The physical improvements in the Park consist of the features which are on site and underground. The improvements include water pipes, gas lines, electrical equipment and other improvements. From time to time, these improvements may need repair or may fail or malfunction. The condition of the physical improvements in the Park at the present time is serviceable and operable; this condition may change at any time requiring repair and replacement of improvements. We are not aware of any improvements requiring repair or replacement at this time. We reserve the right to supplement this statement at any time with additional information as it becomes known.

CLAIMS HISTORY

On two previous occasions, the owners of the community have been sued by homeowners and residents claiming among other things that the park has not been properly maintained. While the previous management vigorously opposed and denied such claims, the affected parties reached resolution in which owners and management did not admit liability or wrongdoing. The records of each suit are publicly available. A prospective homeowner may wish to further question a seller about previous participation and any damages claimed to the mobilehome or homesite as the alleged result of maintenance and operation of the community by the owners and previous management.

FLOODING, DRAINAGE OR GRADING

From time to time, especially in heavy rainfalls, there may be temporary surface waters which take time to drain away, and the time for such drainage to be completed will vary

depending on the duration and intensity of the rainfall. Occasionally, the streets of the Park may also become wet by reason of landscape over-spray. it is therefore important for all to proceed carefully when in the streets of the Park. The Park is not known to be subject to any risk of major flood, but prospective purchaser should be careful to be duly diligent to ascertain all publicly available information with respect to the location of the Park and its proximity to any area subject to flooding.

ZONING

The zoning and use permit under which Belmont Shores Manufactured Home Community operates is R —1 zoning with a special use permit number S-174-60. There is no established expiration date for the special use permit.

***METHANE GAS AND LANDFILL DISCLOSURE* ITEMS**

Belmont Shores Mobile Estates was constructed on a landfill. As a result, substantial areas within the Community continue to be subject to significant subsidence. This subsidence has, in the past, resulted in the interruption of certain utility services, including water, sewer and electrical service and there can be no assurances that there will not be any interruptions to such services in the future. In addition, the subsidence continues to create drainage issues and home leveling issues which are addressed on an ongoing basis.

In November of 2004, the California Integrated Waste Management Board (CIWMB), at the request of the Los Angeles County LEA, initiated a phased investigation into the levels of landfill gas present below the surface of the Community and the potential for this gas to migrate to the surface. The first phase of the study was designed to determine the levels of methane gas in the subsurface landfill material. This phase was initiated in November of 2004 and consisted of installing 33 probes into the subsurface landfill material and taking samples from the probes. As of early 2006 there has been minimal levels of gas reported by the probes. The landfill gas regulations are located in 27 CCR Sections 20919 and 20919.5 (via 21100(d).

The second phase of the investigation occurred in the fall of 2005 and consisted of installing continuous methane gas monitoring under 8 mobile homes in the community. The results through May of 2006 have indicated very low levels of methane gas present under any of the tested homes. This testing is expected to continue for an extended period of time into the future.

In addition to the investigations of the CIWMB, the management of Belmont Shores Mobile Estates conducts quarterly methane gas tests that test methane gas levels throughout the community. Since the current ownership has managed the property, the methane levels resulting from the tests have generally been low and in the few cases when the readings are higher than normal and well under the State minimum requirements, further ventilation of the area under the home had been completed and resolved the issue. Also, methane gas alarms have been installed under each and every home in Belmont Shores Mobile Estates to alert residents if a concentration of methane gas occurs under a mobile home.

APPLICATION FOR RESIDENCY

BELMONT SHORES MOBILE ESTATES

OFFICE USE ONLY.
Please do not write below this line.

DATE OF APPLICATION: _____ **APPLICATION COMPLETE? ☐ YES ☐ NO**

OTHER ITEMS NEEDED TO COMPLETE APPLICATION

1. _____ **3.** _____ **5.** _____

2. _____ **4.** _____ **6.** _____

PROPERTY NAME/ADDRESS: _____ **HOMESITE NO.** _____

TIME: _____ **DATE:** _____

MANAGER SIGNATURE: _____

SPACE RENT: $ _____ **SECURITY DEPOSIT REQUIRED $**_____ **OTHER: $**_____

APPLICATION FOR SPACE NO.: _____ **ESCROW COMPANY:**_____

TIME: _____ **DATE:** _____**MANAGER:** _____

OTHER ITEMS NEEDED TO COMPLETE APPLICATION: _____

_____

_____

_____

TOTAL MONTHLY INCOME: A. $_____ + B. $_____ = C. $_____

A. $**_____ **/ 3 =** **$_____
Mo. Gross Income

B. $_____ **+ $**_____ **=** **$**_____
Space Rent **House Payment**

C. Credit Report Score X _____

Date Called for Credit Report: _____

☐ **Approved**

☐ **Rejected**

Date Notification Letter Sent to Buyer & Seller: _____