

Mobile Home Space Leasing Requirements

In accordance with California Leasing Laws

Thank you for your interest in our mobile home space leasing. Please review the following criteria. It is important to note that we comply with all local, state, and federal fair housing laws, and discrimination based on race, gender, sexual orientation, age, disability, and religion is strictly prohibited.

1. Application Process

- All adult applicants (18 years and older) must complete a rental application and pay the application fee \$45.
- Identification (driver's license and social security card) and proof of income are required for all applicants.

2. Income Requirements

- Gross monthly income must be at least 2.5 times the rent.
- Acceptable forms of income verification include recent 3 months of pay stubs, 3 months of bank statements, or tax returns.

3. Credit History

- A credit check will be conducted on all applicants.
- Applicants must demonstrate satisfactory credit history.
- Minimum Credit: A credit score of 680 or higher from TransUnion is required, but individual circumstances will be considered.
- Negative credit factors, such as bankruptcies or collections, may impact on eligibility.

4. Rental History

- A minimum of two years of rental history is preferred.
- Applicants should not have a history of eviction or lease violations.
- Applicants may be required provide proof of rental payment for the last six months from their current landlord.

5. Background Check

- A criminal background check may be performed for all applicants.
- Certain convictions may disqualify applicants, especially those related to property crimes or violent offenses.

6. Occupancy Guidelines

- The number of occupants permitted is based on the number of bedrooms in the mobile home. Our guidelines are 2 per bedroom plus 1. For a 2-bedroom mobile home we will allow a maximum of 5 persons