SEAL BEACH MUTUAL NO. TWELVE

Resident Regulations

Eligibility Requirements
All persons seeking approval of the Board of Directors of Seal Beach Mutual No. Twelve to purchase a share of stock in the Mutual, and to reside in the Mutual, shall meet the following eligibility criteria:

1. Apply for and be accepted as a member of the Golden Rain Foundation, Seal Beach, California.

2. Meet the Mutual eligibility criteria as follows:

2.1. Age
2.1.1. Minimum of 55 years.
2.2. Financial Ability
2.2.1. Verified monthly income or sufficient assets that is/are four (4) times or greater than the monthly carrying charge (Regular Assessment plus Property Tax and Fees) at the time of application and have liquid assets of at least $25,000.
2.2.2. Verified monthly income will be in the form of the past two years of:
2.2.2.1. Tax returns.
2.2.2.2. 1099s for interest and dividends.
2.2.2.3. 1099-Rs for retirement income from qualified plans and annuities.
2.2.2.4. SSA-1099 Social Security Benefit Statement.
2.2.2.5. Brokerage statements and current interim statement.
2.2.2.6. Six to 12 months of checking account statements.
2.2.3. Adjusted Gross Income per 1040, 1040A, or 1040EZ; minus income and self-employment taxes paid will equal net annual income able to be spent.
2.2.4. Projected assessments will be the previous year's assessment (total of carrying charge less any cable charge, less Orange County Property Taxes and Fees), and the addition of the new property tax at 1.2% of the sales price plus Orange County District fees divided by 12 for the new projected monthly assessment. This new figure (Regular Assessment plus Orange County Property Taxes and District Fees) times four (4) will be the monthly income required. This will be verified by the escrow company and the Stock Transfer Office. Stock Transfer shall have the final say in establishing verifiable income.
2.2.5. Verification shall be done by the Escrow Company and the Stock Transfer Office prior to the new buyer interview and prior to the close of escrow (the above verification will not be done by the individual Mutual Directors; Directors will not be required to study or

understand the financial requirements).

Only the residential shareholder's income shall be considered for qualifying.

2.3. Character

2.3.1. Have a reputation for good character in his/her present community.

2.4. Assume, in writing, the obligations of the "Occupancy Agreement" in use by the Mutual Corporation.

Officers or Committees of the Board of Directors designated to approve new applicants are responsible that the eligibility criteria of this corporation are equitably applied to all applicants. Approval or disapproval of buyer(s) must be received by the Stock Transfer Office at least ten (10) working days prior to the close of escrow.

*If major remodeling, expansion, or addition of a bathroom is being considered, the increase in taxes over the 1.2% of the purchase price must be taken into consideration.

SEAL BEACH MUTUAL NO. TWELVE

Resident Regulations

Eligibility Requirements

I have read and understood what is required for eligibility consideration in the above named Mutual, including necessary documentation.

Prospective Buyer	Date
Prospective Buyer	Date
Prospective Buyer	Date
Prospective Buyer	Date

Document History
Adopted: 1 Jan 21

Keywords: Mutual Twelve

Notice of Disclaimer Regarding Dual Ownership

The purpose of this Notice of Disclaimer is to set forth information regarding dual ownerships in Mutual Twelve:

Article 5 of the Occupancy Agreement states that "Member shall not own more than one share of stock in Corporation, or any other Mutual Corporation located in Seal Beach Leisure World concurrently, Member being expressly obligated to fully divest ownership in Corporation prior to acquiring, owning, or occupying a dwelling unit other than as set forth above."

By our signatures below, it is acknowledged that I have read and received a copy of the Notice of Disclaimer Regarding Dual Ownership.

Prospective Buyer's Signature	Date
Prospective Buyer's Signature	Date
Prospective Buyer's Signature	Date
Prospective Buyer's Signature	Date

Return this form to the Stock Transfer Office.
If you require additional forms, contact Stock Transfer at (562) 431-6586, ext. 339, 346, 347, 348, or 400.
Golden Rain Foundation Seal Beach, California

Document History
Adopted: 12 Nov 20

Keywords: Mutual Twelve Dual Ownership Disclaimer

LEISURE WORLD SEAL BEACH
An Active Independent Living Adult Community Disclosure

TO: PROSPECTIVE MEMBER/SHAREHOLDER (Buyer)

Seal Beach Mutual No. Twelve is providing you with this information about what Leisure World is and is not, for your use in selecting a retirement community. Your choice of retirement community living is an important personal decision and should be made with input of loved ones, your health care providers, legal advisers and others.

What is Leisure World?
Leisure World as a whole is designed for ACTIVE, INDEPENDENT senior persons aged fifty-five years or older. Member/Shareholders direct their own lives and handle their own affairs financially and otherwise. Member/Shareholders purchase the exclusive right to reside in an apartment and may avail themselves of the amenities and recreational facilities within the community.

What Leisure World is NOT.
Leisure World is NOT AN ASSISTED LIVING FACILITY which would ordinarily be defined as a special combination of housing, personalized supportive services and health-related care. Such facilities respond to and provide for the individual needs of those who require more than a little help with the activities of daily living such as:

Dressing in weather appropriate clothing; Shopping for, preparing meals or eating out; Bathing (Shower); Maintaining personal hygiene; Managing medications as necessary; and Keeping clean and safe living conditions.

LEISURE WORLD DOES NOT PROVIDE SUPPORTIVE SERVICES OR HELP WITH ACTIVITIES OF DAILY LIVING.

Other Considerations
While a Medical Center and Pharmacy are part of the amenities available at Leisure World, their operations are as separate as any other medical office would be outside Leisure World, and are not to be considered as providing assisted living or skilled nursing capabilities whatsoever.

Resident Members/Shareholders are responsible for and expected to provide for themselves any assistance deemed necessary to live independently in compliance with community policies, rules and regulations. Choosing a retirement community is an important decision. You may contact the Stock Transfer Office at (562) 431-6586, ext. 339, 346, 347, 348, or 400 for any questions or concerns regarding qualifications for residency.

Notwithstanding any of the foregoing, both federal and California law prohibit, among other things, discrimination against people with disabilities, and nothing herein shall be construed to prevent a Prospective Buyer with a disability otherwise qualifying for membership or making modifications to accommodate daily living as permitted by law.

I/We have read, understand, and knowingly apply for membership and hereby certify to be able to reside in Leisure World Seal Beach Mutual No. Twelve.

X_______________	_______________	__________
Buyer Signature	Name Printed	Date
X_______________	_______________	__________
Buyer Signature	Name Printed	Date

Return this form to the Stock Transfer Office.
If you require additional forms, contact Stock Transfer at (562) 431-6586, ext. 339, 346, 347, 348, or 400.
Golden Rain Foundation Seal Beach, California