Leisureland Rental Application – Decision Process and Criteria

Thank you for your interest in Leisureland. There are several factors that go into making a leasing decision. Here's what to expect:

- A completed rental application packet is needed for each potential homeowner-resident. The completed packet includes personal identification, bank statements, and income documentation.

- At least one income qualified homeowner needs to be age 55 or better *and* be able to document current income of at least three times the rent amount.

- Income and banking documentation should include the most recent three months of activity. Income documentation should also be independently verifiable by a third party, such as an employer or institution. Banking information should reflect an absence of overdraft activity.

- Once the completed application packet is received and age and income qualifications are verified, Leisureland will request a Corelogic Saferent Rental Property Solutions lease score.

- The Corelogic Saferent score must be 599 or better for possible acceptance. Factors that impact the lease score include information from the application, credit report(s), landlord-tenant court records, consumer subprime credit data, and other relevant factors of predictive information.

- Corelogic Saferent reporting that indicates bankruptcy, foreclosure, unlawful detainer or eviction will result in lease denial.

- In addition to meeting the criteria listed above, Leisureland may also decline to enter into a lease with a prospective resident if, based on the prospective resident's prior tenancies, Leisureland determines that the prospective resident will not comply with the rules and regulations of our Park.

- Pursuant to the Mobilehome Residency Act, Leisureland may also require an interview with each prospective resident prior to making its lease decision.

- Park approval applies for individual spaces only. If a different home and space are subsequently of interest, a new application assessment may be required.

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 $1,505.13 (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.

The monthly fee for weekly curbside trash & recycling pick up $34.57 and a sewer base of $0.12. Water and sewer charges are based on actual meter usage.

(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.

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: September 5 2026

Acknowledge Receipt by Prospective Homeowner(s): ______________________

Signature of Park Manager: [signature]
Diana Martinez