

LAMPLIGHTER VILLAGE

Manufactured Home Community • Prospective Buyer Q&A & Park Guidelines

PARK MANAGEMENT & CONTACT INFORMATION

Community: Lamplighter Village
Management: Equity LifeStyle Properties

Manager: Toni Gordon
Phone: (619) 660-0400

Address: 10767 Jamacha Blvd, Spring Valley, CA 91978
Email:
toni_gordon@equitylifestyle.com

OFFICIAL PARK Q&A (DIRECT FROM PARK MANAGEMENT)

1. Community Type & Age Qualification

RESPONSE FROM TONI GORDON:

"We an all age park not 55+"

2. Monthly Base Space Rent

RESPONSE FROM TONI GORDON:

"As I told you the space rent is \$1,930 to \$1,990 monthly no utilities are included." (Quoted market rate range: \$1,930 – \$1,990 / month)

3. Utilities & Fee Structure

RESPONSE FROM TONI GORDON:

"Water, Gas, Electric is billed to the residents. The Sewer is \$36.16 and the trash is \$44.76 Flat fee"

4. Income Qualification & Credit Requirements

RESPONSE FROM TONI GORDON:

"They need to fill out the rental application we don't determine if they are will be approved or denied, only Transunion does that. They need to make at least 3 times the monthly space rent as a household."

5. Application Fee & Turnaround Time

RESPONSE FROM TONI GORDON:

"There is no charge for the app fee, it typically takes 7 to 10 business days to get a answer."

6. Non-Occupant Co-Signers & Lease Signers

RESPONSE FROM TONI GORDON:

"We do not accept co-signers If someone applies the lease and homeowner must be on both as qualified."

7. Household Members, Adult Children (18+), & Students

RESPONSE FROM TONI GORDON:

"Who ever the is going to be financial responsible must apply, anyone 18yrs and older with picture ID's, Tax returns, current paystubs, bank statements any form of income. and kids or students still must fill out a app but can be listed as occupants. I attached a rental app for you have. Make copies for them"

8. Parking Policies & Driveway Capacity

RESPONSE FROM TONI GORDON:

"The parking is limited to guests with 24 visitors, if the vehicle is not moved, they will get towed at their expense. the driveway can hold up to 3 cars,"

BUYER APPLICATION READINESS CHECKLIST

- **Income Requirement:** Total household gross monthly income must equal at least **3x the space rent**.
- **Documentation Needed:** Government photo IDs, recent pay stubs, 2 years tax returns, and bank statements for financially responsible applicants.
- **Adult Occupants:** All occupants 18+ must complete an application (non-financial adults/students listed as occupants).
- **Application Fee: \$0** (No fee) • **Processing Time:** 7 to 10 business days via TransUnion screening.

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Disclaimer: Information presented herein is deemed reliable and is directly compiled from correspondence with Lamplighter Village management; however, it is not guaranteed and is subject to change without notice. All park rules, space rental rates, utility fee schedules, occupancy standards, pet policies, and prospective buyer qualifications are established and determined exclusively by Lamplighter Village community management and Equity LifeStyle Properties. Prospective buyers and their representatives are strongly advised to perform their own independent due diligence, verify all figures and policies directly with the park management office, and submit a complete application for formal residency approval prior to contract completion or contingency removal.