

The Sands RV Park and Golf Resort

RECEIPT FOR PROCESSING FEE

The Sands RV and Golf Resort management has received the amount of \$80.00 from each of the undersigned in order to obtain a financial report or credit report rating for the prospective homeowner regarding the application for tenancy of lot number _____ in the park.

It is understood that in the event the prospective homeowner is rejected by management, management shall retain the full amount of the above fee or to defray administrative costs. Further, it is understood that if the prospective homeowner is approved by management, but, for whatever reason elects not to purchase the RV, management may retain the fee to defray its administrative costs.

DATED: _____

Applicant's Signature

Print Name

DATED: _____

Applicant's Signature

Print Name

The Sand RV and Golf Resort
GUIDELINES AND STANDARDS USED TO CONSIDER APPLICATION FOR TENANCY

The following criteria must be met by each person applying for tenancy at Sands Golf & RV Resort (the "Park"):

- (1) Minimum credit score rating of 700 or higher;
- (2) No Bankruptcies.
- (3) No Criminal History;
- (4) No Eviction History
- (5) Present the following documents along with your application (please bring original to office to be copied by management):
 - a. Completed and signed Application for Tenancy. Every section must be completely filled out with no blank spaces.
 - b. Two (2) forms of identification, including one picture identification (*i.e.*, Driver's License and Social Security Card).
 - c. 1st Month's rent either in form of a check or credit card payment.

The Park does charge the applicant for obtaining a credit report in the sum of \$80.00 (plus tax if applicable) Please note: in the event the prospective homeowner is rejected by management, management may retain the fee to defray its administrative costs.

Kindly,

Park Management

**This Park is an
Equal Housing Opportunity Provider
We do business in accordance with
the Federal Fair Housing Law**



WE DO BUSINESS IN ACCORDANCE WITH FEDERAL AND STATE FAIR HOUSING LAWS. IT IS ILLEGAL TO DISCRIMINATE AGAINST ANY PERSON BECAUSE OF RACE, COLOR, NATIONAL ORIGIN, RELIGION, SEX, HANDICAP OR DISABILITY, FAMILIAL STATUS, MARITAL STATUS, SEXUAL ORIENTATION OR ANY OTHER PROTECTED CLASS. **[THIS PARK IS EXEMPT FROM THE FAMILIAL STATUS PROTECTIONS OF FEDERAL AND STATE LAWS.]**

The Sands RV & Golf Resort16400 Bubbling Wells Road
Desert Hot Springs, CA 92240LOT # _____
Estimated Move-In Date: _____RV/Home Owner _____
Estimated Departure Date: _____**APPLICANT INFORMATION****PRIMARY APPLICANT**Name: _____ Phone: _____
(Last) (First) (MI) (Home) (Business)Current Address: _____
(Street Address) (City) (State) (Zip)

Marital Status: Single ____ Married ____ Maiden Name _____ Separated ____ Birth Date: _____

SS#: _____ Driver's License #: _____ State: _____ Email: _____

CO-APPLICANTName: _____ Phone: _____
(Last) (First) (MI) (Home) (Business)Current Address: _____
(Street Address) (City) (State) (Zip)

Maiden Name: _____ Date of Birth: _____

SS#: _____ Driver's License #: _____ State: _____ Email: _____

OTHER OCCUPANTSName: _____ Date of Birth: _____
(Last) (First) (MI)Name: _____ Date of Birth: _____
(Last) (First) (MI)**NEAREST RELATIVE**Name: _____ Phone: _____
(Last) (First) (MI) (Home) (Business)

Address: _____

EMERGENCY CONTACT (OTHER THAN ABOVE)Name: _____ Phone: _____
(Last) (First) (MI) (Home) (Business)

Address: _____

VEHICLE DESCRIPTION

Vehicle #1: Make: _____ Model: _____ Year: _____ License: _____ State: _____

Vehicle #2: Make: _____ Model: _____ Year: _____ License: _____ State: _____

Do you have a pet in the home? Yes ____ No ____ If dog, what breed? _____

Qualifying Questions

1. Has either Applicant ever been evicted from rental housing? If yes, list state. Yes ____ No ____ State: _____

2. Will there be any other occupants over 21 years of age other than those listed above? Yes ____ No ____ Name: _____

2. Have you ever been convicted of a felony? Yes ____ No ____ State: _____

EQUAL HOUSING OPPORTUNITY

I am aware that an incomplete application causes a delay in processing and may result in denial of tenancy.

Future Resident Signature _____ Date _____ Home Owner _____ Date _____

Future Resident Signature _____ Date _____ Manager Approval _____ Date _____

Manager Comments _____

The Sands RV and Golf Resort

CONSENT TO PERFORM CRIMINAL HISTORY BACKGROUND CHECK AND OBTAIN CREDIT REPORT IN COMPLIANCE WITH THE FAIR CREDIT REPORTING ACT

This authorization and consent for release of personal information acknowledges that The Sands RV and Golf Resort (hereafter referred to as "Park") and/or its agent may now, or at any time conduct investigations whether the records are of a public, private or confidential nature. These investigations might include, but are not limited to, searches of educational institutions attended; state driving records; financial or credit institutions, including records of loans; records of commercial or retail credit agencies; other financial statements; records of previous employment, including work rental history, efficient ratings, complaints and grievances filed by or against me; records and recollections of attorney-at-law or of other counsel, whether representing me or any other person (in either a civil or criminal case in which I have been involved); records from the U.S. Veterans' Administration; criminal history information of file in local, state or federal agencies; and motor vehicle records. I understand that these searches will be used to determine renting eligibility under the Park's renting policies. Therefore, I authorize and consent for full release of records (either orally or in writing) to the authorized representatives of the Park. In addition, I release and discharge the Park and its agent and associates to the full extent permitted by law from any claims, damages, losses, liabilities, costs, expenses or any other charge or complaint files with any agency arising from retrieving and report on this information. I understand that according to the Federal Fair Credit Reporting Act, I am entitled to know whether occupancy was denied based upon the information obtained and to receive, upon written request, a disclosure of the background report. I also understand that I may request a copy of the report from Park management at telephone number (760) 251-1030. After reading this document, I fully understand its content and authorize the background verification.

Dated: _____

Applicant (Print Name): _____

Applicant Signature: _____

Dated: _____

Applicant (Print Name): _____

Applicant Signature: _____

PRIVACY STATEMENT FORM

At The Sands RV and Golf Resort (the "Park"), 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 tenancy. Occasionally we use nonpublic personal information in order to collect a debt, for example, when a homeowner fails to pay 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 Park 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 communication with others and/or to collect a debt 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 state and federal standards to guard your nonpublic personal information.

The undersigned hereby acknowledges receipt of a copy of this notice:

Dated: _____

Applicant (Print Name): _____

Applicant Signature: _____

Dated: _____

Applicant (Print Name): _____

Applicant Signature: _____

VERIFICATION OF INFORMATION

The undersigned represents and warrants that any and all information stated herein and submitted to park management is true and correct and has been made for informing the management of the park. Park management has permission to verify any information on the application.

The undersigned understands and acknowledges that this park is a "housing for older persons" park with a minimum age requirement of 55 years of age for all residents.

The undersigned understands that this is an application to be considered as a prospective homeowner in the park and in the event that management of the park cannot verify any of the above information, that the management of the park has the right to deny the application.

The undersigned further understands that prospective homeowner(s) shall have no rights to tenancy until the park management and the prospective homeowners(s) have signed a Rental Agreement.

SIGNATURE OF APPLICATION: _____

DATE: _____

SIGNATURE OF APPLICATION: _____

DATE: _____