INFORMATION FOR PROSPECTIVE HOMEOWNERS
California Mobilehome Residency Law — Section 798.74.5

Community Name: Palos Verdes Shores
Resident Name: TBD

Space #:218
Date: 10/22/26

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" (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 $ 3,068.14 (must be completed by management) for space number 218 (or address) 2275 W 25th St, space #218, San Pedro, CA 90732 (must be completed by management). Additional information regarding future rent or fee increases may also be provided.

The Park provides a 90 day notice to residents of recurring annual rent adjustments. There may be a pending 90 day notice of rent adjustment that has already been sent to the seller of the home which would become applicable to you if you move into the Park within the 90 day notice period. If you have questions, please contact the Park Manager.

If you are approved for tenancy a Refundable Security Deposit in the amount of $ **n/a** is required at the time of signing the rental documents, made payable by cashier's check, money order or personal check. This deposit is refundable after a period of twelve (12) months upon verification of a clear pay record.

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. (Management shall describe the fee or charges and a good faith estimate of each fee or charge.)

UTILITIES AND OTHER CHARGES PAYABLE AS RENT
Utilities: In addition to base rent, Tenant shall pay when due, all charges actually incurred for natural gas, electricity and other utilities.

UTILITIES PROVIDED BY PARK AND INCLUDED WITHIN RENT:
☐ Electric ☐ Gas ☐ Rubbish ☐ Sewer ☐ Water ☐ MATV ☐ Cable TV

UTILITIES PROVIDED BY PARK AND TO BE BILLED AS ADDITIONAL RENT:
☐ Electric ☒ Gas ☐ Rubbish ☒ Sewer ☒ Water ☐ MATV ☐ Cable TV ☐ Storm Drain

UTILITIES RESIDENT MUST OBTAIN FROM SUPPLIER:
☒ Electric ☐ Gas ☒ Rubbish ☐ Sewer ☐ Water ☐ MATV ☒ Cable TV

OTHER CHARGES: Tenant shall also pay the following additional monthly charges on or before the first day of each month:

Recreational Vehicle Storage: (RV Storage Agreement) **$145 / $75.00** /month

Extra Person: Defined as persons not covered by California Civil Code sections 798.34 and 798.35: **$6.00** /day

Other (Specify):

(1)..... $.....

(2)..... $.....

(3)..... $.....

(4)..... $.....

Some spaces are governed by an ordinance, rule or regulation, or initiative measure that limits or restricts rents in mobilehome parks. Long-term leases specify rent increases during the term of the lease. By signing a rental agreement or lease for a term of more than one year, you may be removing your space from a local rent control ordinance during the term, or any extension, of the lease if a local rent control ordinance is in effect for the area in which the space is located.

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 of 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 either be 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.

Signature of Community Management — 10/22/2026 Date

Acknowledge Receipt by Prospective Homeowner — Date

07/16