Dear Prospective Tenant:

Thank you for your interest in our community. When you are ready to submit your Application to Rent, we will need the following items:

1. **Application to Rent**: Application must be completed in its entirety for every person over the age of 18 that will be residing in the home. Each person desiring residency must complete a separate applicaiton.

2. **Proof of income**: A link to Payscore will be sent to you via email or text message. You must provide a valid email address or cell phone number to verify your income. Payscore uses technology to automate and streamline the income verification process of applicants by searching your deposit history directly from your bank accounts using a secure web-portal.

3. **Identification**: Driver's license or other Government issued identification and social security card for each applicant. Copies not accepted. If you have never been issued a social security card you must state this in writing and sign it.

4. **Credit Checks:** Cashier's check or money orders **ONLY** (personal checks will not be accepted) in the amount of $25.00 per adult applicant payable to:

Foothills of Hemet
Park Name

All of the items mentioned above must be submitted with your application. Income, employment, credit history, and prior tenancies are all taken into consideration in the application process. Although we are permitted fifteen (15) business days to process an application, they are processed as quickly as possible and in the order they are received. You will be notified by phone and/or mail when a decision has been made. Incomplete or partial applications will not be accepted. Delay in submitting the necessary documents will delay the processing of your application.

Sincerely,

Park Management

# APPLICATION FOR RESIDENCY

Western Manufactured Housing Communities Association

(Each person desiring residency must complete a separate application.)

IN Foothills Of Hemet MHP
(Community Name)

## Personal

Name of Person Making Application: _____

Phone Number: _____

Date (of application): _____

Present Address: _____
City State Zip

Social Security Number: _____ Driver's License Number: _____

Email: _____ Date of birth: _____

Name(s) of Other Person(s) Who Will Be Occupying Homesite: _____

_____

Relationship(s): _____

Social Security Number(s): _____

Driver's License Number(s) _____

## Previous Residency

Present Landlord or Mortgage Co.: _____ Yrs. _____

Address: _____ Phone: _____
(City) (State) (Zip)

Monthly Rent or Mortgage Payment: _____

Prior Landlord or Mortgage Co.: _____ Yrs. _____

Address: _____ Phone: _____
(City) (State) (Zip)

Monthly Rent or Mortgage Payment: _____

Have you ever been asked to terminate your residency elsewhere or have you ever been evicted? ☐ Yes ☐ No

If yes, please explain: _____

Have you ever lived in a mobilehome park before? ☐ Yes ☐ No

If yes, please explain: _____

_____

Address: _____

Dates of Residency: _____

Amount of Last Rent: _____

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# APPLICATION FOR RESIDENCY
**Page 2**

## Vehicles

Number of Automobile(s): _____ Boat(s): _____ Other _____

We must have complete descriptions of all vehicles:

Make: _____ Model: _____ Year: _____ License No.: _____ State: _____

Financed By: _____ Address: _____ Phone: _____

Make: _____ Model: _____ Year: _____ License No.: _____ State: _____

Financed By: _____ Address: _____ Phone: _____

Make: _____ Model: _____ Year: _____ License No.: _____ State: _____

Financed By: _____ Address: _____ Phone: _____

## Employment

Employer: _____ Phone: _____

Address: _____ City _____ State/ZIP: _____

Position: _____ Gross Monthly Salary: $ _____

Immediate Supervisor: _____ Length of Employment: Yrs. _____ Mos. _____

If not employed, please provide source and amount of means of financial support:

_____ _____

_____ _____

## Financial

Name of Bank: _____ City: _____ Acct. No.: _____

☐ Checking ☐ Savings ☐ Loan

Name of Bank: _____ City: _____ Acct. No.: _____

☐ Checking ☐ Savings ☐ Loan

Credit Card: _____ Acct. No.: _____ How Long: _____

Credit Card: _____ Acct. No.: _____ How Long: _____

Credit Card: _____ Acct. No.: _____ How Long: _____

Net Worth (from back page): _____ 0.00

## References

Business: Name: _____ City: _____ Phone: _____

Name: _____ City: _____ Phone: _____

Personal: Name: _____ City: _____ Phone: _____

Name: _____ City: _____ Phone: _____

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# APPLICATION FOR RESIDENCY


## Emergency

Person(s) to notify in case of an emergency (other than co-resident):
Name: _____ Relationship: _____
Address: _____ City: _____
State/ZIP: _____ Phone Number: _____

## Approved Animals

If you have dogs and/or cats, please provide the following information:

| Name | Age | Type | Color/Description | Height | Weight |
|---|---|---|---|---|---|
| | | | | | |
| | | | | | |

## Home or Recreational Vehicle to Occupy Homesite

Make/Model: _____ Net Size: Length: _____ Width: _____ Height: _____
Year: _____ Breaker Size: _____ amps. License or Decal No.: _____
Serial No.: _____ Value: _____
Financed by: _____
Current Location: _____
Legal Owner Name/Address: _____
Registered Owner Name/Address: _____
Junior Lienholder Name/Address (if any): _____

The following paragraph should be completed by management and initialed by the prospective resident in the event the park has established minimum age requirements. If there are no age requirements for occupancy, the paragraph should be crossed out.

**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 or older for at least one resident and a minimum age requirement of 45 years of age or older for all other residents. The undersigned hereby represents that the person(s) making application to reside in the park meet the age requirement.**

The undersigned requests the management to check the above credit references and representations. The undersigned acknowledges that in the event a rental agreement is executed by both the management and the undersigned, it is subject to approval by the management of the undersigned's mobilehome or recreational vehicle as provided in the Rental Agreement.

The undersigned represents and warrants that the above information is true and correct and has been made for the purpose of informing the management of the park. The management has permission to verify any and all information offered on this application. In the event of any misrepresentation by applicant, management will have grounds to cancel any agreement entered in reliance upon the misrepresentation.

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# APPLICATION FOR RESIDENCY

**Page 4**

The undersigned understands that in the event that any of the above information cannot be verified by the management of the Park, the management of the Park has the right to deny the application. The undersigned further understands that Prospective Resident(s) shall have no rights of tenancy until a Rental Agreement has been signed by the Park management and the prospective resident(s).

**APPLICANT** _____

**DATE** _____

---

## NET WORTH STATEMENT

| ASSETS | | IN DOLLARS | LIABILITIES | | AMOUNT |
|---|---|---|---|---|---|
| CASH | Bank Office Name & No. | (Omit Cents) | NOTES PAYABLE TO BANKS | Bank Office Name & No. | (Omit Cents) |
| STOCKS AND BONDS | | | OTHER NOTES & ACCOUNTS PAYABLE | Mobilehome Loans | |
| | | | | Sales Contracts | |
| | | | | Loans of Life Ins. Policies | |
| NOTES RECEIVABLE (COLLECT-IBLE) | Relatives & Friends | | TAXES PAYABLE | Current Yr's Income Taxes Unpaid | |
| | Trust Deeds & Mortgages | | | Prior Yr's Income Taxes Unpaid | |
| | Other | | | Property Taxes Unpaid | |
| REAL ESTATE | Improved | | OTHER LIABILITIES | Unpaid Interest | |
| | Unimproved | | | | |
| | Leasehold Interest Owned | | | Total Liabilities | 0.00 |
| LIFE INSURANCE | Cash Surrender Value | | NET WORTH CALCU-LATION | TOTAL ASSETS | 0.00 |
| OTHER PERSONAL PROPERTY | Vehicles | | | TOTAL LIABILITIES | 0.00 |
| | Other | | | | |
| | TOTAL ASSETS | 0.00 | | NET WORTH | 0.00 |



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# 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 $ 925.00 (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.

Trash: $21.51 Sewer: $35.47 Gate Maintenance: $6.21

(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: _____

Acknowledge Receipt by Prospective Homeowner(s): _____

Signature of Park Manager: _____



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# MOBILEHOME PARK RENTAL AGREEMENT DISCLOSURE

THIS DISCLOSURE STATEMENT CONCERNS THE MOBILEHOME PARK KNOWN AS Foothills of Hemet (park name) LOCATED AT 1250 N. Kirby St. (park address) IN THE CITY OF Hemet, COUNTY OF Riverside, STATE OF CALIFORNIA.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE PARK AND PARK COMMON AREAS AS OF 5/13/2024 (date) IN COMPLIANCE WITH SECTION 798.75.5 OF THE CIVIL CODE. IT IS NOT A WARRANTY OF ANY KIND BY THE MOBILEHOME PARK OWNER OR PARK MANAGEMENT AND IS NOT A SUBSTITUTE FOR ANY INSPECTION BY THE PROSPECTIVE HOMEOWNER/LESSEE OF THE SPACE TO BE RENTED OR LEASED OR OF THE PARK, INCLUDING ALL COMMON AREAS REFERENCED IN THIS STATEMENT. THIS STATEMENT DOES NOT CREATE ANY NEW DUTY OR NEW LIABILITY ON THE PART OF THE MOBILEHOME PARKOWNER OR MOBILEHOME PARK MANAGEMENT OR AFFECT ANY DUTIES THAT MAY HAVE EXISTED PRIOR TO THE ENACTMENT OF SECTION 798.75.5 OF THE CIVIL CODE, OTHER THAN THE DUTY TO DISCLOSE THE INFORMATION REQUIRED BY THE STATEMENT.

Are you (the mobilehome park owner/mobilehome park manager) aware of any of the following:

| A. Park or common area facilities | B. Does the park contain this facility? | | C. Is the facility in operation? | | D. Does the facility have any known substantial defects? | | E. Are there any uncorrected park citations or notices of abatement relating to the facilities issued by a public agency? | | F. Is there any substantial, uncorrected damage to the facility from fire, flood, earthquake, or landslides? | | G. Are there any pending lawsuits by or against the park affecting the facilities or alleging defects in the facilities? | | H. Is there any encroachment, easement, non-conforming use, or violation of setback requirements regarding this park's common area facility? | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Yes | No | Yes | No | Yes | No | Yes | No | Yes | No | Yes | No | Yes | No |
| Clubhouse | ✓ | | ✓ | | | ✓ | | ✓ | | ✓ | | ✓ | | ✓ |
| Walkways | ✓ | | ✓ | | | ✓ | | ✓ | | ✓ | | ✓ | | ✓ |
| Streets, roads and access | ✓ | | ✓ | | | ✓ | | ✓ | | ✓ | | ✓ | | ✓ |
| Electric utility system | ✓ | | ✓ | | | ✓ | | ✓ | | ✓ | | ✓ | | ✓ |
| Water utility system | ✓ | | ✓ | | | ✓ | | ✓ | | ✓ | | ✓ | | ✓ |
| Gas utility system | ✓ | | ✓ | | | ✓ | | ✓ | | ✓ | | ✓ | | ✓ |
| Common area lighting system | ✓ | | ✓ | | | ✓ | | ✓ | | ✓ | | ✓ | | ✓ |
| Septic or sewer system | ✓ | | ✓ | | | ✓ | | ✓ | | ✓ | | ✓ | | ✓ |
| Playground | | ✓ | NA | | | ✓ | | ✓ | | ✓ | | ✓ | | ✓ |
| RV storage | ✓ | | ✓ | | | ✓ | | ✓ | | ✓ | | ✓ | | ✓ |
| Parking areas | ✓ | | ✓ | | | ✓ | | ✓ | | ✓ | | ✓ | | ✓ |
| Swimming pool | ✓ | | ✓ | | | ✓ | | ✓ | | ✓ | | ✓ | | ✓ |
| Spa pool | ✓ | | ✓ | | | ✓ | | ✓ | | ✓ | | ✓ | | ✓ |
| Laundry | | ✓ | NA | | | ✓ | | ✓ | | ✓ | | ✓ | | ✓ |
| Other common area facilities* | ✓ | | ✓ | | | ✓ | | ✓ | | ✓ | | ✓ | | ✓ |

*If there are other important park or common area facilities, please specify (attach additional sheets if necessary): Tennis court, Shuffle board Court, Craft Room, Billard and Card Room, Exercise Room

If any item in C is checked "no", or any item in D, E, F, G, or H is checked "yes", please explain (attach additional sheets if necessary):

The mobilehome park owner/park manager states that the information herein has been delivered to the prospective homeowner/lessee a minimum of three days prior to execution of a rental agreement and is true and correct to the best of the park owner/park manager's knowledge as of the date signed by the park owner/ manager.

Park Owner/Manager: Rosa Gutierrez (print name) By: [signature] (signature) Date: 5-13-2024

I/WE ACKNOWLEDGE RECEIPT OF A COMPLETED COPY OF THE PARK OWNER/MANAGER STATEMENT.

Prospective Homeowner
Lessee:
Date: Park Owner/Manager: Rosa Gutierrez Title: Manager

Prospective Homeowner
Lessee:
Date: Park Owner/Manager: Title:

# PRIVACY STATEMENT FORM

Western
Manufactured Housing Communities
Association

At Foothills of Hemet
(Name of Community)

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 residency. Occasionally we use nonpublic personal information in order to collect a debt, for example, when a resident fails to pay the 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 community 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 communicating with others 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 federal standards to guard your nonpublic personal information.

The undersigned Resident, or prospective Resident, hereby acknowledges receipt of a copy of this notice.

DATED: _____ _____

DATED: _____ _____

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# Foothills of Hemet
# 1250 N Kirby St.
# (951) 652-4410

## FAIR HOUSING AND PROSPECTIVE RESIDENT SCREENING CRITERIA FOR RESIDENCY

### We Do Business in Accordance with The Federal Fair Housing Law

1. Individuals interested in residency must first obtain a Prospective Purchaser Package which includes information regarding the space and the Community.
2. Anyone who intends to occupy the home must attend the Intake Meeting and must provide an original Social Security Card and government photo identity documentation to process a credit history which includes a rental history, unlawful detainers and bankruptcies. Applicants with a bankruptcy within the last three (3) years will not be eligible for tenancy.
3. Applicants must provide proof of verifiable income of at least three (3) months. Self employment income must also be verifiable.
4. Individuals on the Rental Agreement who meet a minimum Fico Score of 600 must have over 3x the monthly space rent in gross disposable income after living costs and other obligations are applied.
5. Individuals on the Rental Agreement who meet a minimum Fico Score of 650 must have over 2x the monthly space rent in gross disposable income after living costs and other obligations are applied.
6. Recommend that applicant(s) use an Escrow company to confirm proper transfer of title and that the title is free and clear of liens and tax responsibilities. Confirmation that title is in the process of being transferred is required prior to taking possession of the home.
7. If any household pet is to live in the Park, applicant must provide a current photo at the time of the Intake Meeting. If approved, pet entering the Park must comply with all the requirements set by the California Department of Animal Care and Control. Park rules and regulations state the following aggressive breeds are not allowed: Pit Bull, Rottweiler's, St. Bernard's, Great Danes, Wolfhounds, Mastiffs, Dingo's Doberman, Boxer or Bull Terriers. Exotic animals are not allowed.
8. All homes must comply with Title 25 Mobilehome Residency Law and California Health and Safety Code. A Certified Home Inspection is highly recommended.
9. Buyers may not move into the home until Management has approved them for residency. If an escrow was opened an email/written approval that Escrow has closed is also required. The person(s) signing the Rental Agreement must be an occupant of the home and listed on Title as the Registered Owner.
10. Foothills of Hemet is designated as housing for older persons. At least one occupant, who has signed the rental agreement for Resident's homesite, must be fifty-five (55) years of age, and all other residents must be a minimum of forty-five (45) years of age or older. In no event may a guest who is under forty-five (45) years of age occupy the Resident's homesite longer than a total of twenty (20) consecutive days or a total of thirty (30) days in a calendar year, unless expressly exempted by Civil Code Section 798.34. Any guest who is occupying the homesite pursuant to Civil Code Section 798.34 (c) or (d) and who does not meet the minimum age requirements set forth in this provision may not remain in the Park upon the death of Resident.

**THE OFFICE HAS 15 BUSINESS DAYS TO PROCESS THE APPLICATION AFTER ALL REQUIRED INFORMATION HAS BEEN SUBMITTED.**

Thank you for considering our Park.

| Print Name | Signature | Date |
|---|---|---|
| Print Name | Signature | Date |

# EMPLOYMENT VERIFICATION FORM

This form is used to obtain information regarding the employment history of Applicants for rental housing. The information provided by the current or former Employer may be used only for the purpose of evaluating the application for rental housing. The Owner/Agent requesting this information must receive authorization from the Applicant before obtaining the information. Such authorization is granted if Applicant's signature is provided in Section 1. Copies of this form and the Applicant's signature are acceptable. The applicant may be contacted to verify the authenticity of this request. Please email or fax this form to the person listed in Section 2 as soon as possible (within 24-48 hours).

**1. Authorization by Rental Applicant for Release of Information:**

I hereby authorize, the release of the information requested on this Employment Verification request to the Owner/Agent listed below. I hereby acknowledge that the owner/agent can make copies of this executed page in order to obtain the information requested.

Name: _____ Phone: (___) _____

Signature: _____ Date: _____

**2. Information of Person Requesting the Employment Reference – <u>TO BE COMPLETED BY PARK</u>:**

Name: _____ Phone Number (_) _____

Address: _____ City: _____ State: _____ Zip: _____

Fax Number: (___) _____ Email Address: ___ _____

**3. Applicant's Employments Information – <u>TO BE COMPLETED BY APPLICANT</u>:**

Employer Name: _____

Employer Address: _____

Name of Supervisor/HR Manager: _____

Phone Number: (_) _____ Date Employment Commenced: _____

Check One: □ Full-Time □ Part Time - # of hours per week _____ □ Seasonal – Ending Date _____

Current Gross Income: $_____ Check One: □ Weekly □ Bi-Monthly □ Monthly □ Annual

**4. Employer Verification – <u>TO BE COMPLETED BY EMPLOYER</u>:**

Is the information provided in Section 3 above correct: _____ YES _____ NO

If no, please explain: _____

_____

_____

Name of Person Verifying Information: _____

Date: _____ Telephone Number: (_____) _____

# TENANCY VERIFICATION FORM

This form is used to obtain information regarding the rental history of Applicants for rental housing. The informat on provided by the current or former landlord may be used only for the purpose of evaluating the application for rental housing. The Owner/Agent requesting this information must receive authorization from the Applicant before obtaining the information. Such authorization is granted if Applicant's signature is provided in Section 1. Copies of this form and the Applicant's signature are acceptable. The applicant may be contacted to verify the authenticity of this request. Please email or fax this form to the person listed in Section 2 as soon as possible (within 24-48 hours).

**1. Authorization by Rental Applicant for Release of Information:**

I hereby authorize, the release of the information requested on this Tenancy Verification Form to the Owner/Agent listed below. I hereby acknowledge that the Owner/Agent can make copies of this executed page in order to obtain the information requested.

Name: _____ Phone: (___) _____

Signature: _____ Date: _____

**2. Information of Person Requesting the Tenancy Verification – <u>TO BE COMPLETED BY PARK</u>:**

Name: _____ Phone Number (_____) _____

Address: _____ City: _____ State: _____ Zip: _____

Fax Number: (_____) _____ Email address:_____

**3. Applicant's Rental History Information – <u>TO BE COMPLETED BY APPLICANT</u>:**

Name of Housing Complex: _____

Address: _____

Name of Manager: _____ Phone Number: (_) _____

Date Tenancy Commenced: _____ Date Tenancy Ended: _____

Monthly Rent: $_____ Did You Pay Your Rent on Time? □ YES or □ NO

**4. Landlord Verification – <u>TO BE COMPLETED BY LANDLORD</u>:**

Is the information provided in Section 3 above correct: _____ YES _____ NO

If no, please explain: _____

_____

Would you Rent to tenants again? □ YES or □ NO

If "NO", why? _____

Name of Person Verifying Information: _____

Date: _____ Telephone Number: (___) _____

# CONSENT TO OBTAIN CONSUMER CREDIT REPORT

Western Manufactured Housing Communities Association

The undersigned hereby authorizes Foothills of Hemet (Name of park) to obtain a credit report based upon the information provided in the undersigned's *Application for Tenancy*, and to share any necessary personal information from the undersigned's application documents with any credit reporting agency or their affiliates.

SO AGREED:

Dated: _____ _____ (Applicant)

Dated: _____ _____ (Applicant)

Dated: _____ _____ (Applicant)

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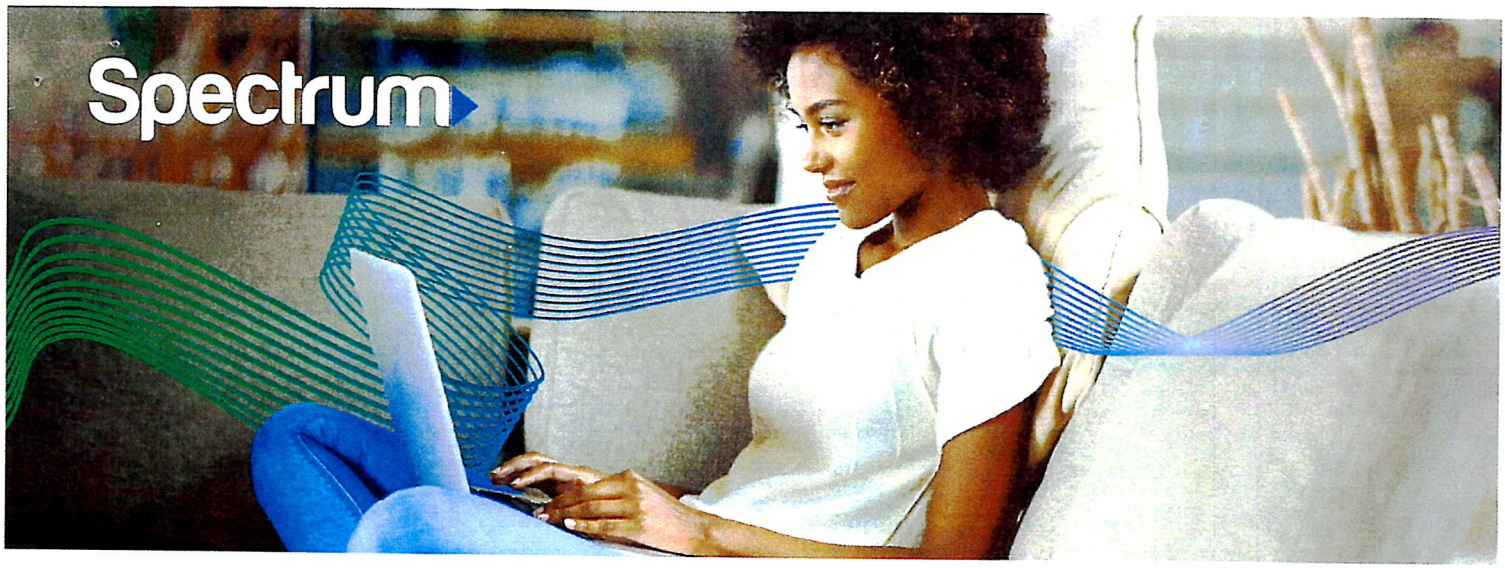


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