

APPLICATION FOR RESIDENCY



Western
Manufactured Housing Communities
Association

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

IN _____ VILLAGE GREEN MOBILE HOME PARK _____
(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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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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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
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_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

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 _____ 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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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
	Bank Office Name & No.	(Omit Cents)	NOTES PAYABLE TO BANKS	Bank Office Name & No.	(Omit Cents)
CASH					
STOCKS AND BONDS			OTHER NOTES & ACCOUNTS PAYABLE	Mobilehome Loans	
				Sales Contracts	
				Loans of Life Ins. Policies	
NOTES RECEIVABLE (COLLECTIBLE)	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 CALCULATION	TOTAL ASSETS	0.00
OTHER PERSONAL PROPERTY	Vehicles			TOTAL LIABILITIES	0.00
	Other			NET WORTH	0.00
	TOTAL ASSETS	0.00			0.00





Qualification Criteria for Renting

Below are the requirements for renting at the property located at:

1155 PEASE RD. YUBA CITY, CA

Applicant Requirements:

All applicants applying must have:

- Meet the age requirements (55 years or older)
- A favorable credit history with a minimum credit score of 640
- Verifiable household income that is at least 3 times the monthly rent
- Copy of a photo ID
- No prior evictions or collection records for non-payment of rent
- Renter's Insurance (*optional*)
- Favorable references from current and previous landlords
- A fully completed and signed rental application for each applicant.
- Applicant does not have any criminal convictions for crimes considered harmful to people or property.

Required Documents – Please bring the following with your completed application to rent.

1. **Photo ID:** All applicants must provide photo identification and Social Security card. Acceptable photo identifications include, but not limited to: state issued identification card or driver's license; passport, any other government issued photo identification. (*Note: Military ID cards are not accepted*)
2. **Proof of Income** – Four pay stubs with year-to date, proof of child and/or spousal support payments; proof of social security income, disability or other government income, proof of retirement or trust fund account, bank deposit statements etc. **Gross monthly income of all lease holders must be at least 3 times the monthly rent.**
3. **Application Fee** – N/A

If you have any questions, please call us at (530) 671-2544

WE FOLLOW ALL FEDERAL & STATE HOUSING LAWS AND DO NOT DISCRIMINATE AGAINST ANY PERSON BASED ON RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, FAMILIAL STATUS OR HANDICAP.



CONSENT TO OBTAIN CONSUMER CREDIT REPORT

The undersigned hereby authorizes _____ Village Green Mobile Home Park _____ to obtain a credit report
(Name of park)
and criminal background check, 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)





VERIFICATION OF RENTAL HISTORY

Re: _____ (Tennant)
To: _____ (Landlord)

The above identified person applied for residence at _____
And has indicated to us that you now have (or recently had) this person or family as a tenant in your property located at:

As indicated by this person(s) signature in the box below, the tenant consents to the release of information pertaining to their rental history at your property. We would greatly appreciate your cooperation in completing the applicable areas below.

Please Answer The Following Questions Regarding The Tenant(s) Rental History.

1. How long has or had the above tenant resided at this address? _____
2. Did the tenant enter into a lease? _____
3. Did the tenant fulfill the lease terms? _____
4. What is or was the monthly rent? _____
5. Has the tenant ever been late in payment of the monthly rent? _____
6. Does the tenant owe any past due or current charges? _____
7. What type of damages, if any, has the tenant caused in the unit or on common property? _____

8. Was the tenant charged for any damages to the unit? _____ If yes, what is the amount? _____
Did the tenant pay the amount _____
9. If this tenant moved and reapplied for housing in the future, would you rent to him/her again? _____ If no, why?

10. Additional Comments: _____

Signature _____ Title: _____ Date: _____
Phone Number _____

I HEREBY AUTHORIZE YOU TO RELEASE INFORMATION REGARDING MY TENENCY TO THE INQUIRING LANDLORD
TENANT SIGNATURE(S): _____ _____
DATE: _____



VILLAGE GREEN MHP
 1155 PEASE ROAD
 YUBA CITY, CA 95991
 530-671-2544

REQUEST FOR VERIFICATION OF EMPLOYMENT

EMPLOYER		APPLICANT	
Name:		Name:	
Address:		Address:	
Phone:		Social Security Number:	
Fax:		Applicant Signature:	
Attn:		Date:	
TO BE FILLED OUT BY EMPLOYER			
Present Position		Date Hired	
		Present Rate of Pay	
		Hourly Rate \$ _____ /Hr Hours/Wk _____	
		Weekly Pay \$ _____ Yearly Pay \$ _____	
<u>Additional Compensation Over The Past 12 Months:</u>			
Overtime: \$ _____			
Commissions: \$ _____			
Bonus: \$ _____			
Tip: \$ _____			
Probability Of Continued Employment		Anticipated TOTAL Income for the Next 12 Months:	
Your response may be mailed to:		Hidden Lakes Apartments 4260 Hidden Lakes Drive S.E. Kentwood, MI 49512	
Your response may also be faxed to: 530-763-5632		(616) 281-9374	

 Management Representative

 Employer's Signature

 Title

 Date

 Phone



INFORMATION FOR PROSPECTIVE HOMEOWNERS

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 \$_____ (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.

N/A

(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: _____



INFORMATION FOR PROSPECTIVE
MOBILISERS

The prospective mobilizer you are being invited to participate in should know that you are being invited to participate in a mobilization project. This is not meant to be a complete list of information.

During a home or a mobile visit, the mobilizer will discuss the role of the mobilizer, the owner of the home, and the Mobilization Agency (also called a "sponsor" in the Mobilization Agency Law). As a mobilizer, you will be responsible for having the amount necessary to rent the space for your project. In addition to the fees and charges described below, you must also follow certain rules and regulations that apply in the park.

If you are applying for a permit, and your parking arrangement within the next 30 days, your permit application must be submitted to the Mobilization Agency for approval. The permit fee is \$100.00. Additional information regarding this permit or the process may also be obtained from the Mobilization Agency.

In addition to the permit fee, you will be obligated to pay to the park the following additional fees and charges: (list below). Other fees or charges may apply depending upon your specific request. Material utility charges are based on usage.

Some spaces are governed by an ordinance, rule, regulation or restrictive measure that limits or restricts rental in mobilehome parks. These laws are commonly known as "rent control". Prospective mobilizers who do not occupy the mobilehome at that particular level may be subject to rent levels which are not governed by these laws. (Civil Code Section 989.7). Long-term leases specify that 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 entered into the terms and conditions of a rental agreement is required to complete the said or above process of the home. You have no right to occupy without a properly executed lease or agreement of that statement. (Civil Code Section 989.7)

If the management collects a fee or charge and you are not able to obtain a financial record 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 989.7)

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 Mobilization Agency Law. Upon request, park management will provide you a copy of each document. We urge you to read these documents before making the decision and you want to become a mobilizer in the park.

_____ Date: _____
Acknowledged (Receipt by Prospective Mobilizer): _____
Signature of Park Manager: _____

