

# APPLICATION REQUIREMENTS CRITERIA FOR PROSPECTIVE RESIDENTS FOR MOBILE HOME PARKS

To be considered for residency, or to qualify to purchase a Mobile-Home in the Mobile Home Park, a prospective resident must adhere to the following preliminary guidelines:

1. **ALL** proposed adults over 18 years of age are required to fill out and sign a residency application. All Prospective Resident Household Members to make an appointment to meet with Park Manager on site to obtain application. A \$50.00 application fee must be paid with each completed application for persons over 18 years of age.
2. A copy of Valid Driver's License or Valid State ID for all prospective household adults over 18 must be furnished with application. Original must be verified by Management.
3. A copy of Social Security card for all prospective household adults over 18 must be furnished with application. Original must be verified by Management.
4. Proof of source of income for all prospective household adults must be provided with application to be considered for residency in the Park, (including 6 months of check stubs, 6 months of Bank Statements, year end W-2's (or 1099) and any other documents as requested by Management). Photocopies to be included with application.
5. Prospective Resident must have verifiable rental history or home ownership history. Verification includes dates of move-in and move-out, and timely payment of rent or mortgage. Examples of documentation includes: cancelled checks, proof of withdrawal from bank account for automatic payments or cashier's checks or cash withdrawals on a monthly basis, landlord receipts or any other document as requested by Management to establish timely rent or mortgage payment.
6. Prospective Resident must have verifiable good credit history, score of 700 or better. Applicants must not have an unlawful detainer action at any time.
7. Prospective Resident's minimum monthly verifiable income must be **\$4,500.00 gross (before taxes)** if purchasing the home without financing. If purchasing the home cash, proof of funds to purchase must be provided. If financing mobile home, lender's information and applicable financing terms must be provided to management for review of qualifications and will change the required monthly income requirement.
8. At least one person living full time in the mobile home unit must have ownership rights on title and that person must qualify to meet residency requirements 1 through 7. RV's, Motorhomes, Mobile Homes cannot be rented to 3<sup>rd</sup> parties. A prospective Resident who has another home or lives off site, who will not be living full time at the property will not be used to qualify to meet this park requirement on behalf of another occupant.
9. Co-signers are **not** accepted by the Park. The Park is only interested in the occupancy of the Mobile Homes by an applicant approved by Park Management.

10. **ONE** small household animal or pet, not to exceed 25 pounds at maturity, will be allowed per home site. All pets must be kept indoors. (**No** dogs of vicious breeds will be allowed, especially Pit Bull Breeds, German Shepherds, Rottweiler's, Dobermans, etc.). If household animal or pet is a dog, it must **not** be a barking nuisance and must have current Alameda County Dog License.
11. No more than 3 persons total in a 1-bedroom Mobile home – maximum 2 occupants and 1 guest at any one time; No more than 5 persons total in a 2 bedroom Mobile home – maximum 4 occupants and 1 guest at any one time. A guest is someone who stays no more than 30 days in a calendar year. A bedroom is defined as designated by the Manufactures specifications - the room must have a door, a window and a closet. A qualified Mobile home must be registered with Housing and Community Development or on the County Property Tax Roll. No more than 3 persons - 2 occupants and 1 guest in a Motorhome, RV, or 5<sup>th</sup> wheel (any vehicle registered with the Department of Motor Vehicles). These are the total number of persons, including guests, staying in a home for any period of time.
12. 1 car assigned parking space available per homesite.
13. No motorcycles or commercial vehicles allowed on the property.
14. A security deposit will be taken in the amount of two times the monthly space rent.
15. **ALL** prospective adult Residents over 18 years of age must sign the Park Rental Agreement and affiliated documents to be considered a Resident in the Park prior to closing escrow, transferring title, or bringing a RV / Motorhome, etc. to a space in the park.
16. If prospective Resident is purchasing an in place Mobile home, the mobile home must pass a Property Inspection by an Inspection Company that is familiar with Mobile Homes and familiar with HCD (Housing and Community Development) Health and Safety Requirements for mobile homes located in Mobile Home Parks, before transfer of title to applicant / buyer. Mobile Home must have a termite inspection, and roof inspection. Any repairs to be made to bring the Mobile Home to current HCD Building Code and Health and Safety code, Section 1 Termite/Dryrot Repair or Roof Repair must be completed before close of escrow. (No RV's/Trailers/5<sup>th</sup> Wheels/Motorhomes can be sold in the Park. They must be pulled out.)
17. Park Management reserves the right to require and any all additional repairs/replacements to the mobile home or the lot it occupies to bring the lot and or unit to Park standards, including but not limited to: painting, leveling home, skirting, siding, stairs, porch/patio/decks and awnings or removal of secondary structures on lot or general lot maintenance, landscaping etc.
18. Applications that have blanks will not be processed. Any falsified or unverifiable information or information as requested by Management for application that cannot be produced by Buyer/Resident for processing shall be cause of rejection.

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Prospective Resident

\_\_\_\_\_  
Date

\_\_\_\_\_  
Prospective Resident

\_\_\_\_\_  
Date