

Resident Screening Notice

For applicants renting a lot or a park-owned home

We take the well-being of our residents and the care of our park seriously. All adult applicants for a lot rental or a park-owned home rental must complete an application and authorize credit and background screening before rental approval.

What we review

Our screening includes credit history, credit scores and relevant criminal history. We use this information to evaluate the ability to meet rental obligations and identify concerns affecting the safety of residents, staff or property.

How applications are considered

Applications are reviewed individually under consistent rental criteria and applicable fair housing requirements. Criminal history is evaluated based on the nature and seriousness of the offense, the time that has passed and relevant circumstances, including evidence of rehabilitation. An arrest alone is not proof of criminal conduct. A criminal record does not automatically disqualify an applicant.

Your opportunity to respond

Applicants may explain relevant circumstances, provide supporting information and dispute inaccurate screening results. If information in a screening report contributes to a denial or other unfavorable rental decision, we provide the required notice identifying the reporting company and explaining how to request a free report and dispute errors. Additional credit score disclosures are provided when required.

Before moving into the park

Rental approval must be obtained before occupying a lot or park-owned home. Current residents should contact management before adding an adult resident so that any applicable application and screening requirements can be explained.

Questions about applying

Please contact Diane Leith, Park Manager, at 406-941-2123 for application information or questions about the screening process.

Craig and Julie Blockey
Owners, Pinnacle Estates and Extended Stay RV LLC