

Resident Application Packet

Tara Estates

1550 20th Street West #101

Rosamond, CA 93560

Office (661) 256-1935

Fax (661) 256-3486

lauramaplusmgmt@gmail.com

Tara Estates
1550 20th Street West #101
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Phone: (661) 256-1936 Fax: (661) 256-3486 lauramaplusmgmt@gmail.com

Prospective Resident Screening Application Policy

Dear Applicant:

Thank you for your consideration of wanting to move into our community. All of the documents listed below must accompany the Application for Residency.

- Park application- appropriately completed, signed and dated.
- Copies of government issued I.D. and Social Security numbers for all Applicants over the age of 18 who will be residing in the home.
- Employment Verification completed and signed. You will need to have been on the job for at least **(1) one year**. Combined monthly gross income will have to be at least **four (4) times** the amount of the monthly rent.
- Residency Verification completed and signed. Absolutely **NO PAST EVICTION** will be accepted.
- Copies of current pay check stubs with **year to date** information or the last **three(3) months**.
- All Disclosure forms must be signed and dated.
- Credit Check Fee...Refundable if application is denied, if accepted it will be applied towards the 1st month's rent. The fee is **\$25.00 per each adult**, payable to **Tara Estates** money order. **(NO CASH ACCEPTED)**

Please know due to economic times all things will be considered.

Sincerely,

Laura MacArthur
Park Manager

Tara Estates
1550 20th Street West #101
Rosamond, CA 93560
Phone: (661) 256-1935 Fax: (661) 256-3486 lauramaplusmgmt@gmail.com

APPLICATION FOR RESIDENCY

Neatly complete all information below. All applicants over the age of 18 must complete and sign their own application.

Application for Space # _____ is valid for 30 days or until escrow closes. DATE: _____

How did you hear about us: Craigslist: _____ Facebook: _____ Referral: _____ Other: _____

Applicant _____

Phone# _____ Social Security# _____

Drivers License# _____ State _____ Exp. _____

Email Address _____

Current Address _____ City _____ State _____ Zip _____

Current Landlords Name _____ Phone # _____

How long at this address Yr _____ Mo _____ Reason for leaving _____

Monthly Rent or Mortgage Payment: _____

Name(s) of Other Person(s) Who Will be Occupying Homesite And Relationship: _____

Previous Residency Last 5 Years

Previous Address _____ City _____ State _____ Zip _____

Previous Landlords name _____ Phone # _____

How long at this address Yr _____ Mo _____ Reason for leaving _____

Monthly Rent or Mortgage Payment: _____

Previous Address _____ City _____ State _____ Zip _____

Previous Landlords name _____ Phone # _____

How long at this address Yr _____ Mo _____ Reason for leaving _____

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: _____

EMPLOYMENT

Present Employer _____ Position _____ Phone# _____

Employers Address _____ City _____ State _____ Zip _____

Contact Person _____

How long at this job Yr _____ Mo _____ Monthly Income _____

Previous Employer last 5 years

(1) Previous Employer _____ Position _____ Phone # _____

Employers Address _____ City _____ State _____ Zip _____

Contact Person _____

How long at this job Yr _____ Mo _____ Monthly Income _____

(2) Previous Employer _____ Position _____ Phone# _____
Employers Address _____ City _____ State _____ Zip _____
Contact Person _____
How long at this job Yr _____ Mo _____ Monthly Income _____
If not employed, please provide source and amount of financial support: _____

Vehicles

Number of
Automobile(s) _____ Boats _____ Other _____

We must have complete descriptions of all vehicles:

(1) Make: _____ Model: _____ Year: _____

License No.: _____

Financed By: _____ Address: _____ Phone: _____

(2) Make: _____ Model: _____ Year: _____

License No.: _____

Financed By: _____ Address: _____ Phone: _____

(3) Make: _____ Model: _____ Year: _____

License No.: _____

Financed By: _____ Address: _____ Phone: _____

(4) Make: _____ Model: _____ Year: _____

License No.: _____

Financed By: _____ Address: _____ Phone: _____

References

Business:

Name: _____ City: _____ Phone: _____

Name: _____ City: _____ Phone: _____

Personal:

Name: _____ City: _____ Phone: _____

Name: _____ City: _____ Phone: _____

Emergency

Person(s) to notify in case of an emergency (other than resident)

Name: _____ Relationship: _____ Address: _____

City: _____ State/Zip: _____ Phone Number: _____

Pets

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

Name Age Type Color/Description Height Weight

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).

I authorize and permit Tara Estates to obtain information from a credit reporting agency.

Signature _____ Date _____

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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.

If you are approved for tenancy, and your tenancy commences within the next 30 days, your beginning monthly rent will be \$ _____ for space number _____. Additional information regarding future rent or fee increases may also be provided.

In addition to the monthly rent, you will be obligated to pay 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.

Electric: _____ Trash: _____ Other: _____
Gas: _____ Sewer: _____ Water: _____

(Utility fees are a "good faith estimate"; please note that depending on usage, your actual billing for utility usage may be higher or lower).

Some spaces are governed by an ordinance, rule, regulation, or initiative measure that limits or restricts rent in Mobilehome Parks. Long-Term leases specify rent increases during the term of the Lease. By signing a Rental Agreement or Lease for the term of more than one year, you may be removing your rental 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 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 either be credited toward your first months 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 798.75)

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, the Park's 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 Homeowners: _____

Signature of Park Manager: _____

Laura MacArthur

Tara Estates
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NOTICE OF PRIVACY POLICY

Tara Estates respects the individual privacy of consumers.

We are committed to safe guarding 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 about your transactions or experiences with us, our affiliates, or others.
- 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 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.

Applicant Signature

Date

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RECEIPT FOR CREDIT REPORT FEE

The above Park has received the amount of \$ 25.00 has been received from _____ (Prospective Resident) in order for Management to obtain a financial report or credit rating for the Prospective Resident(s) regarding the lease of a homesite/space located at 1550 20th Street West #101 Space #
Rosamond, CA 93560.

The Prospective Resident understands that in the event he and/or she is accepted as a Resident, the full amount of this fee or charge shall be credited toward payment of the first month's rent for that Resident. Further, it is understood that in the event the Prospective Resident is rejected by Management, Management shall refund to the Prospective Resident the full amount of the above fee or charge within 30 days from the date of rejection. Finally, it is understood that if the Prospective Resident is approved by Management but, for whatever reason, elects not to purchase the mobilehome, Management may retain the fee, to defray its administrative costs.

Laura MacArthur
Park Manager

Date

Prospective Resident Signature

Date

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Verification of Residency

Date: _____

To Landlord: _____

RE: Applicant's Name: _____
Social Security Number: _____
Date of Birth: _____

Dear Landlord:

The above referenced person(s) has identified you as his/her current landlord. They have applied for residency at our mobilehome community.

Verification of current and prior residency is a necessary part of our application approval process and as such it would be much appreciated if you could return this request as quickly as possible. We would prefer that you fax it back to us.

Thank you for your cooperation.

Laura MacArthur
Park Manager

I herby authorize to release the above requested information to Tara Estates

Applicant's/Renter's Signature

Date

(To Be Completed By Landlord)

Landlord Name: _____
Number: _____ Email: _____

Phone

Rental Term From: Date: _____ To Date: _____

Monthly Rental Rate: \$ _____ Is Rent Current? ___ Yes ___ No

Was rent paid timely? ___ Yes ___ No

Would you rent to them again? ___ Yes ___ No

Number of times delinquent in the last twelve (12) Months? _____

Number of NSF checks during last twelve (12) Months? _____

Did the above named applicant and his/hers guests, etc. comply with your rules? _____

Did the above names applicant give a proper thirty (30) day notice? ___ Yes ___ No

Completed by: _____

Date: _____

Landlord's Signature

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lauramaplusmgmt@gmail.com

Verification of Employment

Date: _____

To Employer: _____

Address: _____

City, State & Zip: _____

RE: Employee's Name: _____

Social Security Number: _____

Date of Birth: _____

Dear Employer:

The above referenced person(s) has identified you as his/her current employer. They have applied for residency at our mobilehome community.

Verification of employment is a necessary part of our application approval process and as such it would be much appreciated if you could return this request as quickly as possible. we would prefer that you fax it back to us.

Thank you for your cooperation.

Laura MacArthur
Park Manager

I herby authorize to release the above requested information to Tara Estates

Applicant's/Employee Signature

Date

(To Be Completed By Employer)

Employer Name: _____ Phone Number: _____

Employee Position: _____

Email: _____

Employment status: Full Time ___ Part Time ___ Temp ___ Perm ___

Start Date: _____ Ending Date (if applicable) _____

Present Salary: \$ _____ Per: Month _____ Week: _____ Hour: _____

Number of hours working per week: _____

Completed by: _____ Position: _____ Date: _____

Employer Signature _____

MOBILEHOME PARK RENTAL AGREEMENT DISCLOSURE

THIS DISCLOSURE STATEMENT CONCERNS THE MOBILEHOME PARK KNOWN AS Tara Estates, LOCATED AT 1550 20th Street West #101 IN THE CITY OF Reamond COUNTY OF Kern, STATE OF CALIFORNIA, THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE PARK AND PARK COMMON AREAS AS OF 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 PARK OWNER 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 manager) aware 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 abandonment 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	No	No	No	No	No	No	No
Walkways	Yes	Yes	No	No	No	No	No
Street, Roads and access	Yes	Yes	No	No	No	No	No
Electric utility system	Yes	Yes	No	No	No	No	No
Water utility system	Yes	Yes	No	No	No	No	No
Gas utility system	Yes	Yes	No	No	No	No	No
Common area lighting system	Yes	Yes	No	No	No	No	No
Septic or sewer system	Yes	Yes	No	No	No	No	No
Playground	No	No	No	No	No	No	No
RV storage	No	No	No	No	No	No	No
Parking areas	Yes	Yes	No	No	No	No	No
Swimming Pool	Yes	Yes	No	No	No	No	No
Spa Pool	Yes	Yes	No	No	No	No	No
Laundry	No	No	No	No	No	No	No
Other common facilities	No	No	No	No	No	No	No

If there are other important park or common area facilities, please specify (attach additional sheets if necessary): _____

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 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 manager's knowledge as of the date signed by the park manager.

Park Manager Signature: _____ Print Name : _____ Date: _____

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

Prospective Homeowner/ Lessee Signature : _____ Date: _____

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ACKNOWLEDGEMENT OF RECEIPT OF
"APPLICANT DOCUMENTS"

I have received the documents listed below from the Park Manager at Tara Estates . I have completed them and have submitted them and the items requested, with respect to the application for tenancy at 1550 20th Street West #101, Space # _____ Rosamond, CA 93560 to the Park Manager.

Prospective Resident Screening Application Policy
Application for Residency
Information for Prospective Homeowners
Notice of Privacy Policy
Receipt for Credit Report Fee
Verification of Residency
Verification of Employment
Mobilehome Park Rental Agreement Disclosure

I further acknowledge that if I am informed of my being approved for tenancy, it is my responsibility to contact the Park Manager to complete the documents needed for me to establish my tenancy at *Tara Estates* .

Signature

Date