

# Application for Tenancy

(Individual applications are required from each occupant 18 years of age or older)

## GENERAL REQUIREMENTS FOR YOUR INFORMATION AND GUIDANCE

**Incomplete applications are not processed and returned for full completion; any falsehood, concealment or misrepresentation constitutes grounds for declining approval.**

- A current, valid government issued photo identification and a second form of identification must be submitted with the application.
- Approval of credit is not an approval for tenancy. Approval for tenancy is provided by owner and the offering of a rental agreement, and not prior to such time.
- A security deposit equal to \_\_\_\_\_ month(s) rent is required, as provided in the rental agreement.
- Initial move-in monies (rent, security deposit and other charges) must paid by money order or certified funds only.
- Employment and income information must be verifiable. Applicant must submit appropriate documents proving the truth of the information contained in this application.
- Past landlords will be contacted.
- The rules restrict tenancy to two persons per bedroom plus one additional person per home.
- All sections of this application must be completed in their entirety.

### APPLICANT INFORMATION

Last Name	First Name	Date of Birth	/	/
Middle				
Other names used in the last 10 years				

Social Security/ITIN	Mobile/Cell^	Alt Telephone #
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Driver's License/Other Government Issued Photo ID #	State of Issuance	Expiration
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All Other Persons to Occupy the Space:

Print Full Name	Date of Birth	/	/	Relationship to Applicant
Print Full Name	Date of Birth	/	/	Relationship to Applicant
Print Full Name	Date of Birth	/	/	Relationship to Applicant
Print Full Name	Date of Birth	/	/	Relationship to Applicant

### RESIDENCE HISTORY

Present Street Address	City	State	Zip
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Move-in Date	Reason for Leaving
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Move-out Date	
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D Rent D Own	Current Landlord/Mortgagor	Telephone	Rent/Mortgage \$	(per
			month)	

Previous Street Address	City	State	Zip
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Move-in Date	Reason for Leaving
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Move-out Date	
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D Rent D Own	Landlord/Mortgagor	Telephone	Rent/Mortgage \$	(per
			month)	

Next Previous Street Address	City	State	Zip
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Move-in Date	Reason for Leaving
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Move-out Date	
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D Rent D Own	Landlord/Mortgagor	Telephone	Rent/Mortgage \$	(per
			month)	

Have You Ever Been Asked or Given Notice to Vacate,	Involuntarily Terminated or Evicted?	If so please explain:
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## Applicant Instructions

***Thank you for your interest in applying to live in StarLiter Mobile Home Park! We welcome all prospective residents.*** We have prepared this statement to provide you with important information about the policies applicable to establishing residency in the park.

### Application Standards

The Mobilehome Residency Law (MRL) authorizes a determination on the residency application based on several criteria. We require prior approval of a purchaser of a mobilehome that will remain in the park. Approval can be denied if the applicant fails to have the financial ability to pay the rent and charges of the park or if we reasonably determine that, based on the applicant's prior tenancies, he or she will not comply with the Rules and Regulations of the park (Rules). Falsification of the application or any attachments thereto is also grounds for withholding approval. The homeowner applying for residency must also be the registered owner of the mobilehome.

Our application process requires the following, in order to determine your acceptability as a resident:

1. A complete, legible, signed application is required for each person 18 years of age and older who will be residing in the mobilehome before management begins processing the application. All of the following original documents must also be submitted (management will make photocopies and return the original documents to applicant):
  - Current, valid government-issued photo identification and a second form of identification.
  - Proof of gross monthly income or other means of financial support: pay stubs for most recent 3 month period, bank statements, rental contracts, etc. to provide sufficient history on which to base an informed decision. Management is not permitted to require tax records, however an applicant has the option to provide his or her tax records voluntarily. If a letter from an employer is used as proof of additional income, the letter must be on company letterhead and notarized. All income must be verifiable with documentary proof.
2. Our current criteria for credit approval and minimum requirements for tenancy approval, subject to change, are:
  - Employment history of at 12 months with current employer.
  - Approval from a financial institution/commercial lender for your purchase of the mobilehome.
  - Individual credit and rental history showing good and currently active credit is required, with no collections, tax liens or derogatory rental history. A prior bankruptcy will be considered if credit has been reestablished. Letters of reference from creditors, past landlords, etc. may also be required.

Income Requirements: Monthly debt ratio cannot exceed 45% of gross income.  
Investigation will be conducted to confirm the information on the application.  
Past landlords and neighbors may be contacted to determine ability to comply with Rules.  
A copy of your mobilehome purchase agreement.  
Proof that you will be the registered owner of the mobilehome you are purchasing (e.g., escrow closing statement or escrow instructions showing title information).

After we have received all of the required information, we will process your application within 15 business days. We will notify the seller and you in writing of our approval or denial, and the reason if denied. If approved, we will schedule a personal interview with you to complete the signing of the required residency documents, including but not limited to a lease agreement and the Rules. This is a requirement of state law.

You have the right to at least 30 business days to accept or reject the lease agreement from the date it is first offered to you but you are not required to wait 30 days. For a lease agreement with a term in excess of one year, you may cancel/ withdraw your application by giving us written notice within 72 hours of your execution of the lease agreement.

### Other Important Considerations

Please inquire of seller to ensure that there are no outstanding defaults or notices pending regarding performance of residency obligations and that you have been given all the material facts about the home you are purchasing. All of the seller's residency obligations must be satisfied prior to close of escrow.

Mobilehome park living means you choose to live upon another's land when you buy the mobilehome; your residency is subject to the park owner's property rights under the MRL. You should carefully review the MRL so you understand your duties and responsibilities.

There will be rent adjustments during residency.

The Rules contain homeowner standards within the park for the protection of park interests. They are part of the lease agreement and a mandatory requirement of residency. The Rules are enforced and will be interpreted in a reasonable manner consistent with the MRL.

Violation of the residency requirements is cause to evict under the MRL.

## **Applicant's Authorization and Consent for Release of Information**

I have applied for tenancy at **StarLiter Mobile Home Park, 820 S. Union Ave., Space \_\_\_\_\_, Bakersfield, CA 93307.**  
The park owner and/or its authorized agents have permission to verify all information offered on this Application for Tenancy.

**I hereby authorize release of all credit, residency, and employment information necessary to verify tenancy and residency history, employment history (dates, title, income, and hours worked), banking and savings accounts of record, mortgage loan rating (opening date, high credit, payment amount, loan balance, and payment record), credit cards, and any other information deemed necessary in connection with a consumer credit report and this application.**

A photographic or other copy of this signed authorization may be deemed to be equivalent of the original and may be used as a duplicate original. This form may be reproduced or photocopied to be utilized as my consent to release credit, residency, tenancy, or employment information.

I hereby voluntarily consent to and authorize park owner and/or its authorized agents bearing this release or copy thereof, to obtain a consumer report for leasing purposes. I agree that this consumer report may include any of the following:

- Employment Verification, Education Verification, Credentials Verification
- Personal Identity Verifications, Past Employment Verification, Reference Checks
- Criminal Records, Civil Cases, Motor Vehicle Records, Credit Report

I authorize all persons and organizations that may have information relevant to this research to disclose such information to the park owner and/or its authorized agents.

I authorize park owner/agent to disclose tenancy information to previous or subsequent owners/agents.

**PATRIOT ACT:** The acceptance of this application and any future approval for tenancy will not, in any manner of form whatsoever, cause the housing provider to violate, participate in the violation, or promote or further the violation, of the Patriot Act or any other federal executive order which forbids entering into a contract with certain individuals as specified in such laws and orders. Do not submit this application if to do so would violate or further any attempted violation of the Patriot Act or any other federal executive order which forbids entering into a contract with certain individuals as specified in such laws and orders.

**-^Applicant initials:** \_\_\_\_\_ (to acknowledge propriety of submitting this application pursuant to Patriot Act and federal executive orders)

If investigation reveals that no business may be conducted with applicant, this application is deemed rejected for inability to conform to applicable laws and based on the unenforceability of any subsequent contract with applicant).

**I, the undersigned applicant, hereby authorize you to release the information requested to the park owner/agent. I hereby further release the park owner, its authorized agents, and all persons and organizations providing information hereunder, from all claims and liabilities of any nature in connection with this research. I hereby further authorize that a photocopy of this authorization may be considered as valid as the original. I understand that I have specific prescribed rights as a consumer under the federal Fair Credit Reporting Act ('FCRA') and may have additional rights under relevant state law.**

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 201 \_\_, at \_\_\_\_\_, California.

Applicant's Signature \_\_\_\_\_ Applicant's Printed Name \_\_\_\_\_