

APPLICATION FOR RESIDENCY

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

Please fill out application form completely.

Name, address & phone numbers of current and former landlord are required for the approval process. Your application can not be processed without this information.

Please return completed application along with the following items to ensure prompt processing:

1. \$30.00 application fee for each adult over the age of 18 who will be residing in the home. Application fee is accepted in the form of cashiers check or money order only. No cash accepted.
2. Valid government issued ID or drivers license for each adult we will be processing.
3. Proof in income (3 consecutive paycheck stubs) for each adult we will be processing.

MISSION DEL MAGNOLIA MOBILEHOME PARK

Name of Person Making Application: _____

Phone Number: (_____) _____

Date of Application: _____

Present Address: _____

City _____ State _____ Zip _____

Social Security Number: _____

Driver's License Number: _____

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: _____

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: _____

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): _____

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 co-resident): _____

Name: _____ Relationship: _____

Address: _____ City: _____ State/ZIP: _____ Phone: _____

Pets

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

Name: _____ Age: _____ Type: _____

Color/Description: _____ Height: _____ Weight: _____

Home or Recreational Vehicle to Occupy Homesite:

Make/Model: _____ Year: _____ Net Size: _____

Width: _____ Height: _____ 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): _____

NET WORTH STATEMENT

ASSETS		IN DOLLARS	LIABILITIES		AMOUNT
CASH			NOTES PAYABLE TO BANKS		
STOCKS & BONDS			OTHER NOTES & ACCOUNTS PAYABLE		
NOTES RECEIVABLE (COLLECTABLE)			TAXES PAYABLE		
REAL ESTATE			OTHER LIABILITIES		
LIFE INSURANCE			NET WORTH CALCULATION	TOTAL ASSETS:	
OTHER PERSONAL PROPERTY				TOTAL LIABILITIES:	
				NET WORTH:	
Total Assets:					

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.

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: _____



Mission del Magnolia

PET GUIDELINES

ONLY AFTER A PET AGREEMENT IS SIGNED BY BOTH THE RESIDENT AND THE MOBILEHOME PARK REPRESENTATIVE WILL PERMISSION BE GIVEN TO KEEP A DOMESTIC PET IN THE PARK

Here are some important things to know before you except a pet into your home:

1. All animals brought into the park must be **pre-approved** by the management office. You must contact the management office for approval before bringing the pet into your home to ensure it will comply with the parks breed restrictions.
2. You are allowed **two (2)** domesticated animal per household.
4. Animal must be kept inside. Do not leave it outside unattended. While out on walks, your pet must be leashed at all times and you must pick up droppings immediately and dispose of properly.
5. No pets are to invade the privacy of anyone's home site, flowerbeds, shrubs or common areas provided for the use and enjoyment of all tenants.

Please visit the management office and review our Pet Agreement **before** bringing your pet home.

By signing below, you agree to follow the above guidelines and are aware that to disregard any of the above guidelines or regulations of the Pet Agreement will result in revocation of your privilege to have a pet in the park.

Resident

Date

Resident

Date

Resident

Date

RENTAL REFERENCE

(FOR CURRENT OR RECENT LANDLORD TO COMPLETE & APPLICANT TO SIGN AT BOTTON ONLY)

TO: _____

FROM: Rachel Spinella, Mission del Magnolia (619) 449-1500

DATE: _____

RE: _____

The above person has applied for a mobile home rental with us. Please fill out the requested information and fax back to us at (619) 449-9758 In advance, thank you for your attention to this matter and your prompt reply.

1. Amount of rent paid per month? _____
2. Move-in date? _____
3. Move out date (if applicable)? _____
4. Rent paid on time? Yes/No
5. Did tenant give a 30-day notice? Yes/No
6. Did landlord give a 30-day notice? Yes/No
7. If tenant paid by check, has there been any NSF check within the last 6 months? Yes/No
8. Problems with tenants visitors or guests Yes/No
9. History of rule violations or disturbance? Yes/No
10. Tenant's deposit refunded? Yes/No
11. Rent or money still owing? Yes/No
12. Would you re-rent to this tenant? Yes/No

Comments: _____

Your Name Title Date

Applicant Signature Date

Mission del Magnolia

Resident Qualification Criteria

Fair Housing Compliance Statement

Mission del Magnolia is pleased to offer equal housing opportunity in compliance with the Federal and State Fair Housing Laws. Mission del Magnolia does not discriminate on the basis of race, color, religion, sex, national origin, familial status or disability, or any other basis protected by applicable State or Local Fair Housing Laws.

Application Procedures

A completed rental application must be received from and processed on all prospective residents eighteen (18) years of age or older, and a non-refundable application fee paid for each applicant. All prospective residents will be qualified on the following three (3) criteria: Income, Credit, and Rental History. Applications containing untrue, misleading or false information will be declined. Applicants must show a current photo I.D. such as a driver's license, identification card and a valid Social Security card or Federal ID.

Income

Gross (before taxes) monthly income per home must equal or exceed three (3) times the amount of monthly rent. Applicants must provide three (#) copies of their most recent legal/verifiable income.

The income of all applicants over the age of eighteen (18) may be combined to meet requirements.

Verification of Source of Income

We require verification of twenty-four (24) months employment, twenty-four (24) months of other income source. If the Applicant offers insufficient legal verifiable income history, a signed letter on company letterhead will be accepted. New income source must begin within thirty (30) days of start of Lease or Rental Agreement. If self-employed, Applicant may provide previous two (2) years of tax returns.

Credit

A credit report will be processed on each Applicant. Mission del Magnolia uses an empirically derived, statistically sound, credit scoring system to evaluate your consumer credit report. Credit scoring is based on real data and statistics, so it treats all applicants objectively. Based upon your credit score, your applications will be accepted, rejected or accepted on the condition that an additional security deposit is paid. If your application is rejected or is accepted with conditions, you will be given the name, address and telephone number of the consumer reporting agencies which provided your consumer information to us. An Applicant rejected for unsatisfactory credit is encouraged to obtain a copy of the credit report, correct any erroneous information that may be on the report, and submit a new application to this community for further consideration.

Rental History

Rental History will be verified for each Applicant. Applicants must meet the following criteria:

1. Any legal judgments, evictions or skips shall result in a declined application, unless legal, written proof of payment is provided.
2. Twenty-four (24) months of verifiable positive payment history, Twenty-four (24) months of verifiable compliance with all lease terms and community policies from previous owners/management companies is required.

Guarantors

At this time we are not accepting any guarantors.

Occupancy

Maximum number of persons per home: 2 persons per bedroom plus 1.

Automatic Denial For Residency

Applicants will be automatically denied based on the following criteria.

1. Any conviction relating to manufacturing, distributing, or selling a controlled substance, or for the commission of violence towards person or property; the use of a gun or for acts of theft.
2. For any unpaid collection or judgments or an un-discharged bankruptcy
3. Falsification of or misleading entries of any information on the rental application.

General Information

1. Applicant has 72 hours from submission of the application to cancel with no penalty (verbally or in writing). After 72 hours, the deposit will be returned, minus lost rent and advertising costs.
2. If an application is not approved, a check for the amount of the deposit will be mailed to the applicant within 21 days from the date of the receipt of the deposit.
3. Application fee(s) or amounts equal to an application fee (s) are not refundable. Note: The Application fee is non-refundable from receipt.
4. All move-in, rental and deposit monies must be paid in a cashiers check or money order.