

APPLICATION CRITERIA

- All adult person(s) (18 years and older) who will reside in the home must complete an application for residency. All persons who will reside at the home, including children, must be identified on the application.
- Applicant must fully cooperate with the park owners, managers and residents during the application process.
- Home must be owner occupied.
- Applicant(s) must abide by pet rules.
- Applicant(s) must demonstrate the financial capacity to make the anticipated house and site payments and meet their daily living expenses.
- Applicant (s) must have established credit rating demonstrating positive debt payment.
- Applicant(s) must have an acceptable rental history.
- Applicant(s) must have good references from current/previous landlord(s).
- All applicant(s) must, as a condition of eligibility, possess the ability to live independently. The ability to live independently is the ability of applicant(s) either in conjunction with available support services or otherwise, to maintain themselves and their homes in a manner which is not detrimental to either their own safety or personal well-being, or to the safety and well-being of other residents.

Applicants May Be Denied if any of the Following Apply: You may also be evicted from the community after approval for any of these reasons.

- False, misrepresented, incomplete or non-verifiable information on the application
 - If misrepresentations are found after a lease is signed, your lease will be terminated.
- Invalid social security numbers
- Uncooperative, abusive, or belligerent attitude toward management or other persons during the application process
- Visible signs of substance usage
- Violation of the pet rule
- More than two vehicles per home
- Plans to use the premises for something other than living purposes
- Not complying with density regulations

- Unfavorable criminal report
- Conduct or behavior which would adversely affect the health, safety or welfare of other residents or the park managers, including a history of disturbing neighbors
- Conviction of the manufacture or distribution of a controlled substance or a history of drug use or dealing
- Physical violence to persons or property, including destruction of property
- Reports of gambling, or prostitution on premises
- Unfavorable report from financing institution
- Unpaid collections, a court-ordered eviction, or any judgment against you for financial delinquency
- Inability to pay security/deposit or rent fee in full at lease signing
- Initial check is not honored by bank
- Records showing overdue payments past 120 days
- Insufficient or non-verifiable credit references
- Bankruptcy, garnishments, or foreclosures within past 7 years
- Insufficient or non-verifiable income
- Temporary, irregular or non-verifiable employment
- Previous employer would not rehire
- Combination of your monthly living expenses exceeds your monthly income
 - Non-verifiable income will not be used in determining eligibility.
- Misrepresentation/or failure to disclose debt obligation in application form
- Non-verifiable or unfavorable rental history
- History of late payment or non-payment of rent or utility charges
- Failure to honor past leases
- Poor living or housekeeping habits
- Previous landlords report significant complaint levels of noncompliance activity including but not limited to:
 - Repeated disturbance of neighbors
 - Allowing persons not on the lease to reside on the premises
 - Failure to give legal notice when vacating the property
- Previous landlord(s) would not re-rent
- Unlawful detainer actions