

Treasure Island Mobilehome & RV Park

1690 El Camino Real
South San Francisco, CA 94080
P:(650) 994-3266
F:(650) 992-8140
www.treasureislandrvpark.com

RV & Mobile Home Application

Please complete **ALL** sections of the application and attach all of the items listed below. Incomplete applications or applications without the following items will not be processed. Please note that anyone 18 years of age or older must fill out an application.

- **Photo ID (government issued)**
- **Proof of income**
- **Application fee of \$35.00(money order or check only)**

Completed applications can be returned to the office between the hours of **8:30am-4:30pm** or can be emailed to, info@treasureisland.com If you have any questions regarding the application please feel free to contact us for assistance.

Treasure Island Mobile Home & RV Park

1690 El Camino Real South San Francisco, CA 94080

Phone: (650) 731-6049

Fax: (650) 992-8140

info@treasureislandrvpark.com

APPLICATION FOR RESIDENCY

(Separate Application Form Required For Each Person Desiring Residency)

Application for: **RV Park**

Mobilehome Park

PERSONAL

Date of Application: _____

Applicant Name: _____

I wish to apply as an individual or jointly with _____

Present Street Address: _____

City, State, Zip Code: _____

Social Security Number: _____ Date Of Birth: _____

Telephone: _____ Email: _____

Driver's License No /State Issued _____

Name(s) of Other Person(s) Who Will Be Occupying Homesite: _____

CURRENT/PREVIOUS RESIDENCY

Landlord/Mortgage Company: _____ Years: _____

Address: _____ Tele: _____

Monthly Rent/Mortgage Payment _____

Prior Landlord/Mortgage Company: _____ Years: _____

Address: _____ Tele: _____

Monthly Rent/Mortgage Payment _____

Have you ever been asked to terminate your residency or have you ever been evicted?:

Yes No If YES, please explain _____

Have you ever lived in a mobilehome or RV park before? Yes No

Name of Park: _____

Date(s) of Residency: _____

Rent Amount: _____



SOURCE OF INCOME

Income Source Name: _____ Telephone: _____

Address: _____

Position: _____ Gross Monthly Income: _____

Immediate Supervisor: _____ How Long? Yrs. _____ Mos. _

Other Income Source/Type, If Not Employed, describe:

Type: _____ Amount: _____

Type: _____ Amount: _____

FINANCIAL INFORMATION

Bank Name: _____ City/State: _____

Checking Savings Loan

Bank Name: _____ City/State: _____

Checking Savings Loan

VEHICLES (list only those vehicles that will be on the property)

Number of: Autos: _____ Boats: _____ Other _

Please provide complete descriptions of all vehicles:

Make: _____ Model: _____ Year . License _____ State

Make: _____ Model: _____ Year . License _____ State

Make: _____ Model: _____ Year . License _____ State

REFERENCES

Business: Name: _____ City: _____ Tele: _____

Business: Name: _____ City: _____ Tele: _____

Personal: Name: _____ City: _____ Tele: _____

Personal: Name: _____ City: _____ Tele: _____

EMERGENCY CONTACT INFORMATION

Person(s) To Be Notified In Case Of Emergency (Other Than Co-Resident):



Name: _____ Relationship: _____

Address: _____

Telephone: _____

PETS

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

Name	Age	Type	Color/Description	Height	Weight
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_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

DESCRIPTION OF HOME OR RECREATIONAL VEHICLE (RV) TO OCCUPY HOMESITE

Sizes & Dimensions Are Critical To Determining The Required RV Space Size.
Please DO NOT Rely On Your Paperwork, You May Need To Take Measurements

Make & Model _____

RV Type (travel trailer, 5th wheel, motorhome) _____

Gross Size: Length _____ Width (with ALL slides open) _____

Number Slideouts: Driver Side _____ Number Slideouts: Passenger Side _____

Year _____ Breaker Size _____ License/Decal No _____

Serial Number _____

Financed By: _____

Current Location _____

Legal Owner Name/Address: _____

Registered Owner Name/Address: _____

Junior Lienholder Name/Address (if any): _____



APPLICANT ACKNOWLEDGMENT

The Undersigned requests the management to check the above credit references and representations. The undersigned acknowledges that in the event a rental or registration agreement is executed by both 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 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 into 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 the Prospective Resident(s) shall have no right of tenancy until a Rental Agreement (Mobilehome park) or Registration Agreement (RV Park) has been signed by the Park management and the prospective resident(s).

The undersigned hereby authorizes Treasure Island Mobilehome & RV Park to obtain a credit report based upon the information provided in the undersigned's Application for Tenancy, and to share any necessary personal information from the undersigned's Application documents with any credit reporting agency or their affiliates.

Date: _____

Applicant Signature: _____



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POLICIES FOR ACCEPTANCE OR DENIAL OF RESIDENCY APPLICATIONS

FAIR HOUSING

All applicants will be treated equally. We do not deny people a rental space because of race, color, ancestry, national origin, religion, sex, marital status, age, sexual orientations, source of income, political affiliation or disabilities. All persons wishing to obtain rental rights at Treasure Island RV and Mobile Home Park (TIMHP) must complete an application, and provide written authorization to complete a credit check and a verification of income and rental history. All applicants for tenancy must be the prospective registered owner of the mobilehome or recreational vehicle (RV). Applicants must plan to establish the home being purchased or RV owned as their primary residence.

Note: The Applicant should carefully read the General Qualification Standards below and present Management with any and all documents to assist Management in determining whether the Applicant has the financial ability to pay the rent and charges of TIMHP.

All Applicants, including Applicants who have inherited the home, must meet the following General Qualification Standards:

1. **AGE** Applicants must be at least eighteen (18) years of age or an emancipated minor to create a tenancy in an all age community.
2. **INCOME** Applicants must have a total collective verifiable gross monthly income of at least two and one half (2) times the monthly space rent amount. Income from joint applicants will be combined for this part of the application.
3. **PROOF OF INCOME** Independent documentation of income must accompany the application by providing the most recent income information such as pay stubs for a sixty (60) day period, Social Security award letters, pension income statements, asset statements showing income from the asset, savings interest income or other independently verifiable sources of income. *Please note that overtime pay and bonuses may not be considered as income if they can not be documented as regular and ongoing.*

Self-Employed Applicants must provide *independently verifiable* documentation of *net income*. We do not consider business gross income as personal income. An example of independent documentation would be a profit and loss statement or other net income statement by a certified accountant or bookkeeper who can verify the information provided in the statement. For mobilehome park applicants only, we are prohibited from requesting tax returns per Civil Code Section 798.74 (a). However, applicants may voluntarily provide tax returns and provide a signed acknowledgement that the park did not request your tax returns. Other helpful documentation are bank statements and investment statements to the extent they support (or are supported by) other income verification documentation. The key is for us to obtain financial documentation that can be verified.

CREDIT Treasure Island MH & RV Park uses Experian for all applicant credit screening.

Applicants must have a good credit history a minimum of two (2) years. If your credit score does not meet requirements, we possibly consider your application with an increased security deposit –

CREDIT SCREENING FEES A credit report for all applicants will be required. TIMHP will impose a \$35.00 screening fee per application for RV park applications. For mobilehome park residencies, credit screening fees are refundable under specific circumstances pursuant to the Provisions of Civil Code Section 798.74 (b).

APPLICATION PROCESS Mobilehome Residency Law allows Management fifteen (15) working days from the date that the application package is complete and all required documents have been received to review applications. The same guidelines will be used for RV park applicants. For mobilehome park applicants, pursuant to Civil Code Section 798.74 (a), all approval and denials are in writing as State law requires. NO verbal approval or denials can or will be given nor will telephone inquiries serve to speed up the process.

PROOF OF IDENTIFICATION All qualifying Applicants must provide a current Government Issued photo Identification to process applications.

An application will automatically be denied for any of the following reasons:

- a. Eviction or other documentation demonstrating that the applicant will not comply with the rules and regulations of TIMHP;**
- b. Financial inability to pay the rents and charges at TIMHP;**
- c. False or misleading information on the application for residency.**

WE DO NOT ACCEPT-Guarantors, co-signers, on behalf of Applicant(s). We do not rent to businesses or entities, individuals ONLY

These standards are applied to all applications for tenancy, and all must be met in order for approval to be given. It is strongly suggested that the Applicant(s) and their agents determine whether these standards can be met before applications are submitted in order to avoid delay and potential disappointment.

Please note: This document is intended as a guideline for qualification purposes and may be changed or modified upon the discretion of Ownership at any given time.

By signing below you acknowledge having received this document.

Prospective Resident

Prospective Resident

Prospective Resident

Prospective Resident

TIMHP IS AN EQUAL OPPORTUNITY HOUSING PROVIDER.