

MORENA VILLAGE RV PARK

1395 Morena Boulevard, San Diego, CA 92110 | Phone 619.276.5699 | Fax 619.276.2971

Email morena@baldwinpacific.com | Website _____

RENTAL APPLICATION

Today's Date: _____ Date Site Needed: _____ Site # Applying For: _____
Site Size: 40' 50' 60'
Length of Stay: _____ Reason for Stay: _____

1. **Applicant:** _____
Last First M.I. Birth Date
Social Security No: _____ Driver's License No: _____ State: _____
Phone No: _____ Email Address: _____ Work No: _____

2. **Additional Occupants:** List Name, age and relationship of all persons who will occupy the premises. A separate application is required for all applicants 18 years or older.

<u>Name</u>	<u>Age</u>	<u>Social Security Number</u>	<u>Relationship</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

3. Address

A. **Present Address:** _____ City: _____ State: _____ Zip: _____
Owner/Manager: _____ Phone (required): _____
From: _____ To: _____ Rent Amount: \$ _____
Reason for Leaving: _____

B. **Previous Address:** _____ City: _____ State: _____ Zip: _____
Owner/Manager: _____ Phone (required): _____
From: _____ To: _____ Rent Amount: \$ _____
Reason for Leaving: _____

C. Present Location of RV (If different from present address)

Address: _____ City: _____ State: _____ Zip: _____
Owner/Manager: _____ Phone (required): _____

4. **Pets** Additional charges and restrictions may apply. Cats must be spayed or neutered. Current shots & license required.

Will you have any pets with you? Yes No

A. Name: _____ Breed: _____ Weight: _____ Age: _____ License No: _____ Male: Female:

B. Name: _____ Breed: _____ Weight: _____ Age: _____ License No: _____ Male: Female:

5. Vehicles: List RV and all vehicles, including motorcycles, that will be parked in your RV space. Parking is limited and you may be asked to find alternate parking arrangements for certain vehicles. Maximum of 2 vehicles and 1 RV per site. RV must have direct hook-up for water supply and sewage discharge. RV and all vehicles must have current registration, plates and tags.

A. Type of RV: Motorhome 5th Wheel Travel Trailer Yr: _____ Length: _____

Make/Model: _____ Color: _____ State: _____ License No: _____

Registered Owner: _____ Phone Number: _____

B. Vehicle 1 (Included in Rent)

Yr: _____ Make/Model: _____ Color: _____ State: _____ License No: _____

C. Vehicle 2 (additional charges may apply for additional vehicles, both vehicles must fit in site)

Yr: _____ Make/Model: _____ Color: _____ State: _____ License No: _____

6. Applicant Employment History: Must provide proof of current income.

A. Present Employer: _____ **Employers Phone Number:** _____

Employer Address: _____
Street Address City/State Zip Code

Position: _____ **Dates of Employment:** _____ to _____

Monthly Salary: _____ **Supervisor:** _____

B. Previous Employer: _____ **Employers Phone Number:** _____

Employer Address: _____
Street Address City/State Zip Code

Position: _____ **Dates of Employment:** _____ to _____

Monthly Salary: _____ **Supervisor:** _____

7. Credit Character References:

A. _____ **Address:** _____ **Phone No:** _____

B. _____ **Address:** _____ **Phone No:** _____

C. _____ **Address:** _____ **Phone No:** _____

8. Additional Questions: Have you or any person who will occupy the premises ever (Questions A-I must be answered)

(A) Been Evicted..... Yes No

(B) Filed for bankruptcy..... Yes No

(C) Been convicted of a felony..... Yes No

(D) Been convicted for dealing or manufacturing illegal drugs..... Yes No

If yes to above questions please explain:

9. Emergency Contact:

Name: _____ **Phone No:** _____ **Relationship:** _____

Agreement & Authorization Signature

I believe that the statements I have made are true and correct. I hereby authorize a credit and/or criminal check to be made, verification of information I provided and communication with any and all names listed on this application. I understand this is an application to rent an RV space and does not constitute a rental or lease agreement in whole or part. If application is approved and I decide to rent a space at Morena Village RV Park I agree to be bound by the terms of the lease agreement and by the park rules and regulations. Any questions regarding rejected applications must be submitted in writing and accompanied by a self-addressed stamped envelope.

Applicant Signature: _____ **Date:** _____

Applicant Signature: _____ **Date:** _____

(For Office Use Only)

Approved **Declined** **Site No:** _____ **Move In Date:** _____ **Rent: \$** _____

Comments: _____

CRIME FREE LEASE ADDENDUM

In consideration of the execution or renewal of a lease of the unit identified in the lease, Owner and Resident agree as follows:

1. Resident, any members of the resident's household or a guest or other person under the resident's control shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug-related activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act [21U.S.C. 802]).
2. Resident, any member of the resident's household or a guest or other person under the resident's control shall not engage in any act intended to facilitate criminal activity, including drug-related activity, on or near the said premises.
3. Resident or members of the household will not permit the dwelling unit to be used for, or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest.
4. Resident, any member of the resident's household or a guest, or another person under the resident's control shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance as defined in Health & Safety Code §11350, et seq., at any locations, whether on or near the dwelling unit premises or otherwise.
5. Resident, any member of the resident's household or a guest, or another person under the resident's control shall not engage in any illegal activity, including: prostitution as defined in Penal Code §647(b); criminal street gang activity, as defined in Penal Code §186.20 et seq.; assault and battery, as prohibited in Penal Code §240; burglary, as prohibited in Penal Code §459; the unlawful use and discharge of firearms, as prohibited in Penal Code §245; sexual offenses, as prohibited in Penal Code §269 and 288, or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent or other tenant or involving imminent or actual serious property damage.
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY.** A single violation of any of the provisions of this added addendum shall be deemed a serious violation and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.
7. In Case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.
8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Owner and Resident.

Resident Signature	Date
Resident Signature	Date
Resident Signature	Date
Property Manager's Signature	Date

Property: Morena Village RV Park

APPLICATION GUIDELINES

Thank you for your interest in renting/leasing a property managed by **Baldwin Pacific Group**. The following guidelines were written to inform you of our basic rental practices and to assist you in processing your application in the most timely and efficient manner possible.

1. The rental application (all pages) **MUST BE FILLED OUT IN ITS ENTIRETY**, including date, signature, and address on the final page. Incomplete applications will be denied. If an item on the form is not applicable, please respond N/A (not applicable).
2. Each person over the age of 18 who will be occupying the unit must complete a separate application. **Guarantors are not permitted.**
3. Applicants must provide a valid, government-issued photo ID at the time the application is submitted. Management will make a copy for our file and immediately return the ID to the applicant.
4. We must be able to verify your source of income and previous rental history. Please make sure the telephone numbers you provide are accurate and include area codes. We will accept written proof of any legal, verifiable source of income. Sufficient proof of income includes, but is not limited to, current paystubs, bank statements, tax returns or W2s, military benefit statements, proof of retirement/investment income, Social Security, welfare, disability or other government income, spousal support, child support, student loans, Section 8 Housing Choice Vouchers or any other rental assistance from any federal, state, local or nonprofit-administered benefit or subsidy program, or any financial aid from any rental assistance program, homeless assistance program, security deposit assistance program, or housing subsidy program, or any other proof of legal, verifiable income.
5. Applicants Income, we require individual or combined applicants' current gross income (including a voucher or subsidy amount) to be a minimum of two and one half (2.5) times the applicant's share of the total monthly rent.
6. Your credit history will be verified by a credit reporting agency.
 - a. Credit History Requirements:
 - i. Balance of unpaid collections cannot exceed \$2000
 - ii. Bankruptcies newer than 5 years will not be accepted
 - b. Credit History Requirements:
 - i. No unpaid landlord collections or judgements
 - ii. No evictions within the past 7 years, or 5 years with proof of financial settlement
 - iii. No more than one late, and one returned rental payment during a 12-month period
7. Upon approval of your application, the security deposit, and first month's rent must be paid in full with a **CASHIER'S CHECK OR MONEY ORDER (ONLY)**. Personal checks are accepted beginning with the second month's rent.

You may apply by delivering your completed application(s) to:

**1395 Morena Blvd.
San Diego, CA 92110
619-276-5699**

Our business office is open Monday - Friday (9:00 AM – 12:00 PM & 1:00 PM - 4:00 PM).

Baldwin Pacific Group does business in accordance with the "Fair Housing Act". Management will not refuse access to housing, accommodation, or other interests in property or otherwise discriminate against an applicant on the basis of race, color, religion, sex, familial status, disability or national origin. age (except as may be further or otherwise permitted by Federal and State law), color, race, ethnicity, national origin, religion, sex, sexual orientation, gender, gender identity, gender expression, marital or familial status, medical condition, genetic information, mental or physical disability, need for reasonable accommodation, military and veteran status or source of income. Any complaints should be directed to our corporate office at (619) 224-4200 npaine@baldwinpacific.com. Should you have any questions, please ask.