

RENTAL EVALUATION GUIDELINES

Please read the following thoroughly. The inability to meet the criteria of the following — particularly line items 4, 5, 6, 7 and 9 — will result in the denial of an application. **The processing fee is \$25 per person who plans to reside in the home. (Make check payable to: Belmor Park).**

1. **RENTAL APPLICATIONS:** A Rental Application must be fully completed by each applicant planning to reside in Belmor Park. Any omissions, errors, or falsified information will constitute rejection of the application or termination of occupancy rights under the Rental Agreement.
2. **RENTAL APPLICATION FEE:** Application fees are due at the time of application and are non-refundable (\$25 per person).
3. **APPLICATION IDENTIFICATION:** A readable copy of official photo identification, such as a state ID, driver's license, or passport, is required of all applicants for tenancy. Copies will be made by Belmor Park staff.
4. **INCOME REQUIREMENTS:** Verifiable monthly income must be three (3) times the amount of the space rent. Verification of all sources of income required by providing three (3) months of pay stubs and/or bank, brokerage, pension, or Social Security statements.
5. **CREDIT REQUIREMENTS:** The credit history for each individual person will be reviewed and evaluated on which the approval or denial of occupancy will be based. Applicants cannot have an open or pending bankruptcy. Other credit for those applying must be current and have been paid in a timely manner.
6. **RESIDENTIAL HISTORY & REFERENCES:** All available residential history will be reviewed and must exhibit no derogatory information.
7. **CRIMINAL HISTORY:** Applicants with former or present criminal or drug problems as verified by the credit reporting agency will not be approved.
8. **RESIDENCY:** Mobile home to be used as owner occupied residency. No business signs are permitted.
9. **AGE:** At least one of the approved residents must be 55 years of age. Families with children under the age of eighteen (18) will not be accepted.
10. **DOGS:** Dogs over 50 pounds or of the following breeds will not be permitted in the park: Akita, American Bulldog, Boxer, Chow-Chow, Doberman Pincer, German Shepherd, Mastiff, Pit Bull, Wolf Hybrid, or any mixture of these breeds. Management must approve all pets.
11. **TAX:** Local sales tax applies on all new home purchases.
12. **RENT RATE:** Upon expiration of the current tenant's lease, rent will be brought up to Belmor Park's current rental rate.

I/we _____ (print name/s) have read the above criteria for rental of mobile spaces at Belmor Mobile Home Park, understand the information, believe I/we will qualify, and choose to proceed with application for residency in Belmor Park.

Applicant Signature

Date

Applicant Signature

Date

NOTE: ADDITIONAL RESIDENTS requesting residency in an existing resident's home must first qualify to live in Belmor Park by submitting proper identification, a completed and signed application for residency, pay the application fee, and be granted written approval by Belmor management before moving into the home.

Rental Application

Every occupant over the age of 18 MUST fill out a separate application (even if married).

Please fill out this form COMPLETELY and sign where indicated.

PERSONAL INFORMATION			
First Name:	Middle:	Last Name:	Social Security Number
Birth Date:	Marital Status:		ID or Driver's License: State:
Home Phone:	***Cell Phone:	Email:	
***Please confirm the following regarding your provided cell phone number. ☐ I agree to receiving texts regarding my application, account, and other important alerts. Message and data rates may apply.			
Present Home Address:		City/State/Zip:	
Length of Time:	Landlord's Name:		Landlord's Phone:
Reason for Leaving:		Amount of Rent:	Is your rent paid up to date?
Previous Home Address:		City/State/Zip:	
Length of Time:	Landlord's Name:		Landlord's Phone:
Reason for Leaving:		Amount of Rent:	Was your rent paid up to date?
Previous Home Address:		City/State/Zip:	
Length of Time:	Landlord's Name:		Landlord's Phone:
Reason for Leaving:		Amount of Rent:	Was your rent paid up to date?

PROPOSED OCCUPANTS (Children Under 18 will not be accepted)			
Name:	Relationship:	Age:	On Lease?
Name:	Relationship:	Age:	On Lease?
Name:	Relationship:	Age:	On Lease?

PROPOSED PETS			
Name:	Type/Breed:	Indoor/Outdoor?	Age:
Name:	Type/Breed:	indoor/Outdoor?	Age:
Name:	Type/Breed:	indoor/Outdoor?	Age:

EMPLOYMENT			
Current Employer:	Occupation:		Hours/Week:
Supervisor:	Phone:		Length of Time Employed:
Address:		City/State/Zip:	
Current Employer:	Occupation:		Hours/Week:
Supervisor:	Phone:		Length of Time Employed:
Address:		City/State/Zip:	

Rental Application

Every occupant over the age of 18 MUST fill out a separate application (even if married).

Please fill out this form COMPLETELY and sign where indicated.

INCOME Proof of income for each source may be requested

Current Income Amount (Mthly):	Source:	Proof of Income (paystub, statement, etc.)
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EMERGENCY CONTACT / PERSONAL REFERENCES Minimum of 2 Personal References Required

Emergency Contact:	Phone:	Cell Phone:
Relationship:	Address:	City/State/Zip:
Personal Reference:	Relationship:	Phone:
Personal Reference:	Relationship:	Phone
Personal Reference:	Relationship:	Phone:

APPLICANT QUESTIONNAIRE / AUTHORIZATION

Has applicant ever been sued for bills? ☐ Yes ☐ No	Has applicant ever been locked out of their residence by sheriff? ☐ Yes ☐ No
Has applicant ever been bankrupt? ☐ Yes ☐ No	Has applicant ever been brought to court by another landlord? ☐ Yes ☐ No
Has applicant been guilty of a felony? ☐ Yes ☐ No	Has applicant ever moved owing rent or damaged a residence? ☐ Yes ☐ No
Has applicant ever broken a lease? ☐ Yes ☐ No	Is the total move-in amount available now (rent and deposit)? ☐ Yes ☐ No

Applicant authorizes the landlord, or their authorized agent, to contact past and present landlords, employers, credit bureaus, neighbors and any other sources deemed necessary to investigate the applicant.

Approved rental applications will be held for 60 days. After 60 days you must reapply with a new application and pay the fee.

By providing your phone number you agree to receive text messages from Belmor Mobile Home Park regarding updates or alerts. Reply STOP to opt-out anytime. Message and data rates may apply. For more information, please read our privacy policy.

All information is true, accurate and complete to the best of applicant's knowledge. Landlord reserves the right to disqualify tenant if information is not as represented.

ANY PERSON OR FIRM IS AUTHORIZED TO RELEASE INFORMATION ABOUT THE UNDERSIGNED UPON PRESENTATION OF THIS FORM OR A PHOTOCOPY OF THIS FORM AT ANY TIME.

X _____
APPLICANT SIGNATURE

DATE

NOTES: _____
