

Railroad Springs MHC, LLC

1044 Topeka Street Kingman, Arizona
Mailing Address: 8224 W. Charleston Blvd, Suite 1, Las Vegas, NV 89117
928-440-1000 Email: Info@RailroadSprings.com

APPLICATION FOR RESIDENCY & TENANCY

Prior to completing the Application for Residency, please review the following information.

1. Space Rental Agreement
2. Drug Free/Crime Free Housing Addendum to Lease Agreement
3. Park's Rules and Regulations
4. Park's Statements of Policy

Minimum Requirements:

You must show an income of 4 times space rental cost.

Review of criminal background.

3 Year Space Rent Increases:

Last 3 Years of Rent increases: - None under Railroad Springs MHC, LLC. Just purchased 08-16-2022

If, after reviewing the previous information, you would like to make an application for residency, please complete the application form. At the time the application is submitted, there is a non-refundable application fee of TWENTY-FIVE DOLLARS (\$25.00), that must be paid with money order or certified check made payable to RAILROAD SPRINGS MHC, LLC. The information you provide will be used to verify credit and criminal history.

I/we have acknowledged that I/we could be denied rental if:

- You misrepresent any information on the application. If misrepresentations are found after a rental agreement is signed, your rental agreement will be terminated.
- In the last five years you have been convicted of the manufacture or distribution of a controlled substance.
- In the last five years you have had a conviction for any type of crime that would be considered a threat to real property or to other residents' peaceful enjoyment of the premises, including the manufacture or distribution of controlled substances.
- Your credit check shows accounts that are not current. For example, occasional credit records showing payments within 30 days past due could be acceptable, provided you can justify the circumstances. Records showing payments past 90 days are not acceptable.
- In the last five years you have had unpaid collections, a court-ordered for-cause eviction, or any judgment against you for financial delinquency.
- Previous landlords report significant complaint levels of noncompliance activity including but not limited to:
 - Repeated disturbance of the neighbors' peaceful enjoyment of the area.
 - Reports of gambling, prostitution, drug dealing or drug manufacturing.
 - Damage to the property beyond normal wear.
 - Reports of violence or threats to landlords or neighbors.
 - Allowing persons not on the lease to reside on the premises.
 - Failure to give legal notice when vacating the property.
- Previous landlords would be disinclined to rent to you again for any other reason pertaining to the behavior of yourself, your pets, or others allowed on the property during your tenancy.
- The following items must be presented with the completed application:
 - Two (2) forms of identification including a photo I.D. such as a current driver's license.
 - A copy of the sales contract for the home you are buying.
 - \$25.00 non-refundable application fee.
 - 2 months of bank monthly statements for checking and savings.
- We will require up to ten (10) business days to process an application.
- We will accept the first qualified applicant.

APPLICANT FOR RESIDENCY OR TENANT

Last Name: _____ First: _____ Middle: _____
Social Security Number: _____ - _____ - _____ Birth Date _____ - _____ - _____ D.L. # _____ State _____
Phone: _____ Email: _____

RESIDENT HISTORY

CURRENT Address: _____ Apt# _____ City: _____ St: _____ Zip: _____
Name of Landlord: _____
Landlord Phone #: _____ Rent Amt: _____ Residency Dates From: _____ to _____

PREVIOUS Address: _____ Apt# _____ City: _____ St: _____ Zip: _____
Name of Landlord/ Apartment Complex: _____
Landlord Phone #: _____ Rent Amt: _____ Residency Dates From: _____ to _____

EMPLOYMENT HISTORY

CURRENT Employer: _____ Phone #: _____ Supervisor: _____
Address: _____ Position: _____
Monthly Income: _____ Employed From: _____ to _____

PREVIOUS Employer: _____ Phone #: _____ Supervisor: _____
Address: _____ Position: _____
Monthly Income: _____ Employed From: _____ to _____

CO-APPLICANT

Last Name: _____ First: _____ Middle: _____
Social Security Number: _____ - _____ - _____ Birth Date: _____ - _____ - _____ D.L. # _____ State _____
Phone: _____ Email: _____

RESIDENT HISTORY

CURRENT Address: _____ Apt# _____ City: _____ St: _____ Zip: _____
Your Phone #: _____ Name of Landlord: _____
Landlord Phone #: _____ Rent Amt: _____ Residency Dates From: _____ to _____

PREVIOUS Address: _____ Apt: _____ City: _____ St _____ Zip: _____
Name of Landlord/Apartment Complex: _____
Landlord Phone #: _____ Rent Amt: _____ Residency Dates From: _____ to _____

EMPLOYMENT HISTORY

CURRENT Employer: _____ Phone #: _____ Supervisor: _____
Address: _____ Position: _____
Monthly Income: _____ Employed From: _____ to _____

PREVIOUS Employer _____ Phone #: _____ Supervisor: _____
Address: _____ Position: _____
Monthly Income: _____ Employed From: _____ to _____

BANK REFERENCES

Name of Bank: _____ Branch Location: _____ Phone #: _____
Checking Acct # _____ Current Balance _____ How Long: _____
Savings Acc # _____ Current Balance _____ How Long: _____
Other: # _____ Current Balance _____ How Long: _____

