# 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.

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## APPLICANT FOR RESIDENCY OR TENANT \_\_\_\_\_ First: \_\_\_\_\_ Middle: \_\_\_\_\_ Last Name: Social Security Number: \_\_\_\_\_ Birth Date \_\_\_\_ D.L. #\_\_\_\_ State \_\_\_\_ Phone: \_\_\_\_\_ \_\_\_\_\_Email: \_\_\_\_ RESIDENT HISTORY CURRENT Address: \_\_\_\_\_ Apt# \_\_\_\_ City: \_\_\_\_ St: \_\_\_ Zip: \_\_\_\_ Name of Landlord: \_\_\_\_\_ Residency Dates From: \_\_\_\_\_ to \_\_\_\_ \_\_\_\_\_ Apt# \_\_\_\_ City: \_\_\_\_\_ St: \_\_\_\_ Zip: \_\_\_\_ PREVIOUS Address: Name of Landlord/ Apartment Complex: \_\_\_\_\_ Landlord Phone #: \_\_\_\_\_ Rent Amt: \_\_\_\_\_ Residency Dates From: \_\_\_\_\_ to EMPLOYMENT HISTORY \_\_\_\_\_ Position: \_\_\_\_\_ Address: Monthly Income: \_\_\_\_\_\_ to \_\_\_\_\_ to \_\_\_\_\_ PREVIOUS Employer: \_\_\_\_\_ Phone #: \_\_\_\_ Supervisor: \_\_\_\_ Address: \_\_\_\_\_\_ Position: \_\_\_\_\_\_ to \_\_\_\_\_ to \_\_\_\_\_ **CO-APPLICANT** Phone: \_\_\_\_\_Email: \_\_\_\_ RESIDENT HISTORY CURRENT Address: \_\_\_\_\_ Apt# \_\_\_\_ City: \_\_\_\_ St: \_\_\_\_ Zip: \_\_\_\_ Your Phone #: \_\_\_\_\_\_Name of Landlord: \_\_\_\_\_\_ Landlord Phone #: \_\_\_\_\_ Rent Amt: \_\_\_\_\_ Residency Dates From: \_\_\_\_\_ to \_\_\_\_ PKEVIOUS Address: \_\_\_\_\_ Apt: \_\_\_\_ City: \_\_\_\_ St \_\_\_ Zip: \_\_\_\_\_ Name of Landlord/Apartment Complex: \_\_\_\_\_\_ Landlord Phone #: Landlord Phone #: \_\_\_\_\_ Rent Amt: \_\_\_\_\_ Residency Dates From: \_\_\_\_\_ to EMPLOYMENT HISTORY Address: \_\_\_\_\_\_ Position: \_\_\_\_\_ Monthly Income: \_\_\_\_\_\_ to \_\_\_\_\_ to \_\_\_\_\_ PREVIOUS Employer\_\_\_\_\_\_Phone #: \_\_\_\_\_Supervisor: \_\_\_\_\_

Name of Bank: \_\_\_\_\_\_ Branch Location: \_\_\_\_\_ Phone #: \_\_\_\_\_ Checking Acct # \_\_\_\_\_ Current Balance \_\_\_\_\_ How Long: \_\_\_\_\_ Other: # Current Balance How Long:

Address: \_\_\_\_\_\_ Position: \_\_\_\_\_\_ to \_\_\_\_\_ to \_\_\_\_\_

Position:

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**BANK REFERENCES** 

NAME	RELATIONSHIP		DATE OF BIRTH		
IVAIVIE				DATE OF BIRTH	
Hava you or ANV mom	shor of your househol	A INCLUDING HE	VENII ES.		
Have you or ANY member of your household INCLUDING JUVENILES:  1) EVER pled guilty to or been convicted of a crime?				YES	NO
2) <b>EVER</b> been placed on probation, parole, or any other release from jail, or prison?					NO
3) <b>EVER</b> been or currently are a member of a gang?				YES	NO
4) Is there a current warrant for you or <b>ANY</b> other member of your household's arrest?					NO
5) Currently involved in <b>ANY</b> criminal activity?				YES	NO
<ul><li>6) EVER been evicted or had a forcible detainer filed against you?</li><li>7) EVER moved to avoid eviction or because of problems with other tenants or a landlord?</li></ul>				YES llord? YES	NO NO
() EVER moved to avoi	d eviction of because of	or problems with other	er tenants of a fanc	nord? res	NO
Explain <b>ALL</b> "YES" ans	swers IN DETAIL				
Will there be any pets in	the dwelling unit? You	es No	_ List informati	on for all pets residing	at the homesite.
Name	Type/Breed	Weight	Lice	nse # C	Color
How many vehicles do y	ou plan to park at hom	esite?	_ List informati	on for vehicles parked a	at homesite?
Make Model	Year	Color	License #	State Registered	Exp Date
In case of emergency no	tify:				
2 ,	Name	Address	Ph	none	Relationshi
PLEASE READ CARE The applicant represents the future, of above info herein constitutes ground to verify application in representative to execute all persons/firms named applicants and hereby wa  I/we authorize RAIL Scheppmann and/or	that all of the above sometime that all of the above sometime and for rejection of this after move a lease or deliver posed and unnamed in this aive all right of action at the action of the action o	d credit records. App application if discoverin. This application session of proposed is application to free for any consequence.	olicant acknowled, ered before or afte is preliminary of premises. By signification of the provide any as resulting from such or Sunset Mobile.	ges that ANY false informove-in. Managementally and does not obliging this application, applied information.	ormation contained treserves the riging gate the owner oblicant(s) authorized mation concerning AND or Curt
Applicant's Signature		Date	d		
Applicant's Signature		Date	d		

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