

PINECREST MOBILE HOME PARK RESIDENTS, INC.

6043 Harriet Street, Zephyrhills, FL 33542

Phone: 813-782-6112 / Fax: 813-762-1441 / Email: Pincrestmhc51@yahoo.com

Website: www.PineCrestMobileHomePark.com

Dear Prospective Buyer(s),

Please complete the following pages, (Residency Application, Background Investigation Authorization, Consumer Credit Disclosure Form and Rules & Regulations).

ANY occupant, (no more than 2), of the property, must provide complete and accurate information, on these forms, and ALL potential occupants must meet the minimum requirement of a **CREDIT SCORE OF 650** or higher.

Once we receive all the completed documents, and payment, we will process them and present to our Board of Directors for further review and final decision.

If you are interested in purchasing a property, (in Pinecrest Mobile Home Park, Zephyrhills), you should wait to hear from the Board of Directors on their decision,

If you have any questions, concerns, and/or need further information, please do not hesitate to contact us: (813) 782-6112.

Thank you, kindly, for your interest in Pinecrest Mobile Home Park and we look forward to welcoming you, as a new neighbor, in our community!

Pinecrest Mobile Home Park Residents, Inc. Board of Directors

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Instructions for the Approval Process in Pinecrest Mobile Homes Park

PART ONE—Residency Application:

- Complete all sections and sign where indicated.
- Please be sure to include ALL OCCUPANTS, (maximum is 2).
- If you OWN your current property, please list Mortgage Company name or Individual who holds the Mortgage/Loan, (under RENTAL HISTORY).

PART TWO—Background Investigation Authorization & Consumer Credit Disclosure:

- Each Occupant must complete & sign both forms. **Please be sure to provide a copy of your photo ID to the office.**
- Please include **\$50 per person**, for the cost of the background & credit check.
 - **Check or money order only. NO CASH, PLEASE** 😊
- **NO EXCEPTIONS.** Each occupant **MUST** carry a Credit Score, and that score must be at minimum of 650.
- **NO EXCEPTIONS.** If you do not have a credit score, we recommend that you do not apply.
- Background criminal check must not show any felonies or violent misdemeanors.

NOTE: IF there will be 2 occupants, please print a second Background Authorization & Credit Disclosure.

PART THREE—Rules & Regulations:

- Read & initial each page.
 - If you have questions and/or concerns, please ask them before you initial the pages.

PART FOUR—Approval process:

- Your credit score(s), background stats, whether you have any pets, (weight, how many, breed, etc.), and your age will be forwarded to the Board members for review.
- This process should take approximately 72 hours, (or 3 business days), give or take.

NOTE: Please DO NOT exchange funds until you have been approved by Pinecrest Board of Directors. Doing so may result in forfeiture of funds.

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RESIDENCY APPLICATION

One occupant must be at least 55 years old-NO EXCEPTIONS.

(Please see Rules & Regulations Paragraph 15)

First Name	Middle Initial	Last Name
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Home Street Address and Mailing Address, (if different)

City	State	Zip Code
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Phone Number

Cell Phone number

E-mail address

Rental History – Please provide rental history for the past 5 years. **IF** you **own** your home, please provide us with the Mortgage Company.

Landlord Name/Mortgage Co	Address	City	State	Zip	Phone #
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Address of Property	City	State	Zip	Dates Rented/Owned
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Landlord Name	Address	City	State	Zip	Phone #
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Address of Property	City	State	Zip	Dates Rented
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Landlord Name	Address	City	State	Zip	Phone #
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Address of Property	City	State	Zip	Dates Rented
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Landlord Name	Address	City	State	Zip	Phone #
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Address of Property	City	State	Zip	Dates Rented
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RESIDENCY APPLICATION

(Continued)

Occupants, (maximum is 2):

Occupant One Printed Name

Age

Occupant Two Printed Name , (if applicable)

Age

Income:

Please list all sources of income for each member of your family. For the purpose of this application **gross income is needed**. If you need more space, please write on a separate page.

Name	Source	Gross Monthly Income
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Name	Source	Gross Monthly Income
------	--------	----------------------

Name	Source	Gross Monthly Income
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Please answer the following questions:

1. Have you or anyone in the household been convicted of a crime or have current charges pending against you, including but not limited to, illegal manufacture or distribution of controlled substances?

If YES, please explain: _____

2. Have you or anyone in your household ever been evicted or have any evictions ever commenced against you? YES NO If YES, please explain: _____

3. Does anyone in your household own any pets? **NOTE:** Dogs should not exceed 40 pounds, unless special conditions, (such as service dog). If so, paperwork must be processed and part of your file.

YES NO If so, please describe the pet(s): _____

4. Why do you want to move to this property?

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RESIDENCY APPLICATION

(Continued)

Reference(s):

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Name	Address	Phone #	Relationship
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Name	Address	Phone #	Relationship

Emergency Contact(s):

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Name	Address	Phone #	Relationship
()			
Name	Address	Phone #	Relationship

Permission(s):

- *Do you give Pinecrest permission to contact your references?
_____ YES _____ NO
- *Do you give Pinecrest permission to do a criminal and credit check and also agree to pay the non-refundable fee of **\$50 per occupant**, up front? _____ YES _____ NO
- *Do you give Pinecrest permission to share your contact information with the Board of Directors?
_____ YES _____ NO
- *Do you give Pinecrest permission to share your contact information in our Resident Directory, (which will remain in our business office), with other residents?
_____ YES _____ NO

*NOTE -- If you answered YES to **any** of the 3 questions above, please sign below:

Signature	Date
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I/We agree to abide by the Rules and Regulations of Pinecrest Mobile Home Park Residents, Inc., of Zephyrhills, Florida, now in effect. We have read and received the most recent Rules and Regulations. We agree to leave the Park for cause. We understand that a breach of the Rules and Regulations may result in our being barred from residency in Pinecrest. There are NO refunds. Lessor should not be liable for any damage or losses from personal property or lodge, theft, vandalism, fire, water, rainstorm, smoke or Act of God.

Printed Name	Signature	Date
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Printed Name	Signature	Date
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Witness Printed Name	Witness Signature	Date
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BACKGROUND INVESTIGATION AUTHORIZATION

I understand that Pinecrest Mobile Home Residents Inc. reserves the right to conduct background investigations concerning all tenants whether they are shareholders, non-shareholders, caregivers, sub-lessees, eligible heirs, or employees. I also understand such background investigations may be updated periodically if warranted. I understand background investigations will include gathering information from law enforcement agencies and/or criminal record searches.

I understand I have the right to make a written request within a reasonable period of time to receive information about the nature and scope of an investigative report obtained pursuant to this authorization. I understand I may request the name and address of the reporting agency furnishing such report. I understand that Pinecrest Mobile Home Residents Inc. is not responsible by law nor is it obligated in any way to provide me with a copy of any report or to disclose to me the content of any report it receives from the reporting agency. If I desire a copy of any such report, it is my responsibility to obtain a copy at my expense from the reporting agency.

I hereby release Pinecrest Mobile Home Residents Inc., its employees, and any person, association, firm, or corporation furnishing Pinecrest Mobile Home Residents Inc. with any information concerning me or my affairs from any claims, cause of action, or damages that may have or purport to have arisen by reason of having disclosed or furnished any information concerning me or my affairs, the provision of any law to the contrary being hereby waived.

(PLEASE USE INK ONLY)

Acknowledged and agreed to this Month of _____ day _____, 20_____

Printed- First / Middle Name / Last

Other Names Used

Signature

Date of Birth (MM/DD/YYYY)

Social Security Number

Home Street Address and Mailing Address, (if different)

City

State

Zip Code

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CONSUMER CREDIT DISCLOSURE FORM

This disclosure is made pursuant of Section 604 of the Consumer Credit Report Act of 1996. Pinecrest Mobile Home Residents Inc. reserves the right to obtain and from time to time will obtain consumer credit reports for tenant screening purposes only. Pinecrest Mobile Home Residents Inc. acknowledges that before taking any adverse action based in whole or in part on the consumer report, Pinecrest Mobile Home Residents Inc. will provide a copy of the report and a description of your rights as prescribed by the Federal Trade Commission under Section 609.

The undersigned hereby authorizes the procurement of such a report for tenant screening purposes only and hereby provides the following information to aid in the procurement of said report. The undersigned hereby expressly releases Pinecrest Mobile Home Residents Inc. and any person, association, firm or corporation furnishing Pinecrest Mobile Home Residents Inc. with such information from any claims, causes of action or damages that may have or purport to have arisen by reason of having disclosed or furnished such information, the provision of any law to the contrary being hereby expressly waived.

(PLEASE USE INK ONLY)

Acknowledged and agreed to this Month of _____ day _____, 20_____

Printed- First / Middle Name / Last

Other Names Used

Signature

Date of Birth (MM/DD/YYYY)

Social Security Number

Home Street Address and Mailing Address, (if different)

City

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RULES AND REGULATIONS – EFFECTIVE APRIL 1, 2009

The purpose of these Rules and Regulations is to promote the comfort, welfare, and safety of the Leaseholders and Renters of Pinecrest Mobile Home Park, (herein after called the “park”) and to improve and maintain the appearance and reputation of the Park.

These rules have been established by the Board of Pinecrest Mobile Home Park Residents, Inc. of Zephyrhills, Florida.

1. All leasehold shares and rentals are based on not more than two (2) occupants per mobile home.
2. Guests shall not exceed fifteen (15) consecutive days or thirty (30) days total per year unless such guests have authorization from the Board of Directors or unless permitted by property promulgated rule or regulation. Over thirty (30) days, guests would be considered permanent residents. Renters and Shareholders will be charged an additional 50% of their Lot Rent or Maintenance Fee.
3. Children must stay off the Shuffleboard Court and any recreational area or park owned buildings. Any child in these areas must be accompanied by an adult.
4. All garbage must be sealed in plastic bags and placed in centrally located dumpsters. Yard trash will be limited – grass, shrubbery, leaves, tree trimmings, not over three (3) feet in length. Contact the office for information regarding removal of larger items.
5. Automatic washers and dryers are provided for your convenience. They will be available for use seven (7) days a week. The drying yard is not to be used on Sundays or holidays. Please do not hang laundry in car ports.
6. Each resident is encouraged to keep his/her premises, yard, patio, and driveway neat and clean at all times.
7. Each resident is required to park his/her vehicle in the driveway of the leased lot or designated parking area. NO unlicensed vehicles will be permitted. No more than two (2) vehicles per mobile home. The speed limit of ten (10) miles per hour will be observed.

Occupant One (1) Initials _____ Occupant Two (2) Initials, (if applicable) _____

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RULES AND REGULATIONS – EFFECTIVE APRIL 1, 2009

(Continued)

8. Before plantings are done, it must be approved by the Board. You may give your request to a board member of the Building Committee. Please space plantings for ease of mowing, enclosed in a border. Please ensure that the area is free of all underground utility lines. Once planted, all growth becomes Park property except for planters.
9. No Mobile Home or Lot shall be permanently or temporarily sublet without the Board's consent.
10. The pets in the Park may remain under certain conditions, new pets will be allowed. Pets must be on a leash and attended at all times when not in the Mobile Home. Barking dogs will not be tolerated. NO pet walking will be permitted on or around any recreational area or Park owned building.
11. No alcoholic beverages will be permitted to be consumed and no smoking will be permitted in or around any recreational area or Park owned building.
12. Always consider your neighbor. Avoid any excessive noise. Play radios and televisions softly at all times. No boisterous parties.
13. Appliances must be placed in enclosed living quarters or approved utility room. Only external designated patio furniture and grills are allowed on the patio.
14. All construction, additions and external changes to Mobile Home or Lots must be approved by the Board prior to beginning the project. No construction will be allowed on Sundays or Holidays. Construction must be done between the hours of 7:00am and 5:00pm during the week.
15. "For Sale" signs may be displayed on the Mobile Home itself, not on the leased premises. (Signs may not exceed 10"x12" in size). Prior to the sale of any Mobile Home within the Park by a resident, the Prospective Purchaser must be aware that the permanent occupancy of the Mobile Home is restricted to two adults, whose minimum age are fifty-five (55) for one and forty-five (45) for the other, and who both have received approval by the Board. Upon resale of the Mobile Home, the purchaser has the right to assume the remainder of the rental agreement in effect.

Occupant One (1) Initials _____ Occupant Two (2) Initials, (if applicable) _____

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RULES AND REGULATIONS – EFFECTIVE APRIL 1, 2009

(Continued)

16. When vacating the park premises, a Renter may not move the Mobile Home from the Lot until all charges have been paid to the Corporation and the Board has given permission. The Board must be informed so that the Board can make sure the Renter leaves the Lot clean and free of any debris and holes, all shrubbery is to remain on the lot.
17. The Corporation reserves the right to refuse admittance into the Park to any person, persons, automobiles, trucks, or mobile homes; refuse to accept further rent; decline to allow any lot be occupied; require any resident to vacate with proper notice for becoming a nuisance, improper conduct or failure to pay promptly, violating rules and regulations or law, or for any conduct that may be detrimental to other residents.
18. Homeowners are responsible for problems arising from improper use of the sewer system. The Park is responsible for the water line to the Mobile Home. The resident is responsible for the water lines in their unit.
19. Pinecrest Mobile Home Park and all its residents shall abide by Florida Statute 723.

Occupant One (1) Initials _____

Occupant Two (2) Initials, (if applicable) _____