

Lake Forest Mobile Home Community, LLC.  
3700 28<sup>th</sup> Street  
Sioux City, Iowa 51105  
(712) 252-4381  
(712) 258-5953 fax

Date \_\_\_\_\_ Lot # \_\_\_\_\_

Rental \_\_\_\_\_ Purchase \_\_\_\_\_

Thank you for your interest in leasing at Lake Forest Mobile Home Community, LLC.

In order for us to consider your application, we require the following items:

1. A completed and signed application. Please be sure all information is provided. Do not leave any item blank.
2. A signed Lake Forest Mobile Home Community, LLC Criteria Summary.
3. Acceptable proof of income.
4. Current driver's license or state issued picture I.D.
5. Social Security Cards for all individuals

We will then run a credit and criminal background report. We will waive the fee to have this done.

For adult children (18 years of age or older), that will reside with you, we will need to run a criminal background check only. We will waive this fee also.

The processing of your application will be expedited by furnishing all the above items when submitting your application.

We look forward to working with you.

Sincerely,

Lake Forest MHC

LAKE FOREST MOBILE HOME COMMUNITY, LLC.  
CRITERIA SUMMARY

**PROOF OF INCOME:** We will need the following proof of income prior to running a credit report.

**Acceptable Proof of Income:**

- ~ Recent pay stubs (need to be within the past month)
- ~ Social Security Income (can use proof of automatic deposit)
- ~ Income Tax Return (if self employed)
- ~ Pension (can use proof of automatic deposit)
- ~ W-2 Form
- ~ Permanent Disability Income

**CREDIT:** Lake Forest MHC will run a complete credit status.

**If you have any of the following please provide information that will better enable us to make An informed decision:**

- ~ Unsatisfied judgment(s)
- ~ Any open/unsatisfied tax lien(s)

**CRIMINAL HISTORY:** Lake Forest will run a criminal background on every applicant.

**If you have any of the following please provide information that will better enable us to make an informed decision:**

- ~ Any felony conviction
- ~ Convictions for drug and/or paraphernalia use, possession or distribution, within the past 15 years.
- ~ Applicant falsified application by stating no arrest record exists
- ~ Any convictions involving firearms or weapons
- ~ Any offenses against property i.e. theft, arson, burglary, vandalism, or destruction of property
- ~ Any convictions involving DUI within the last 5 years

**CREDIT / CRIMINAL HISTORY:**

**The following will create a denial:**

- ~ Any open bankruptcy
- ~ Any registered sex offender or offenses involving sex or sex crimes

**RESIDENT HISTORY:** Lake Forest must be able to verify the most recent year of rental history.

**If you have any of the following, please provide information that will better enable us to make an informed decision:**

- ~ Eviction
- ~ Applicant is currently in default under a lease
- ~ Apartment damage reported in the past 5 years
- ~ Any unpaid balance over \$500 owed to a rental community/landlord for any reason in the last 7 years
- ~ Delinquent mortgage account
- ~ Falsified landlord verification – applicant not on lease
- ~ Applicant was served for non-payment of rent in the past 5 years

If you want to add more information about anything listed above, you may add that information on a separate page

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Management Representative Signature

**APPLICATION FOR RESIDENCY**  
**PLEASE PRINT AND ANSWER ALL QUESTIONS**

Date of Application \_\_\_\_\_  
Rental \_\_\_\_\_ Purchase \_\_\_\_\_

**APPLICANT INFORMATION**

Print Name \_\_\_\_\_ Home Ph \_\_\_\_\_ Cell Ph \_\_\_\_\_  
Social Security # \_\_\_\_\_ Date of Birth \_\_\_\_\_ Email \_\_\_\_\_  
Current Address \_\_\_\_\_ City \_\_\_\_\_ State/Zip \_\_\_\_\_  
Previous Address \_\_\_\_\_ City \_\_\_\_\_ State/Zip \_\_\_\_\_

**OTHER OCCUPANTS** – LIST BELOW THE NAMES OF ALL OTHER PERSONS (IN ADDITION TO APPLICANT LISTED ABOVE) TO OCCUPY PREMISES REGULARLY. OCCUPANCY IS RESTRICTED TO INDIVIDUALS LISTED. USE A SEPARATE APPLICATION FOR EACH ADULT APPLICATION/OCCUPANT.

Full Name	Relationship	Age	Date of Birth	Remarks
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

**CURRENT LANDLORD/MORTGAGEE INFORMATION**     OWN     RENT  
Print Name \_\_\_\_\_ Ph # \_\_\_\_\_  
Address \_\_\_\_\_  
Rental Dates: From \_\_\_\_\_ to \_\_\_\_\_ Monthly Rent Amount \_\_\_\_\_

**PREVIOUS LANDLORD/MORTGAGEE INFORMATION**  
Print Name \_\_\_\_\_ Ph # \_\_\_\_\_  
Address \_\_\_\_\_  
Rental Dates: From \_\_\_\_\_ to \_\_\_\_\_ Monthly Rent Amount \_\_\_\_\_

**OCCUPATION OF APPLICANT**  
Name of Business \_\_\_\_\_ Phone \_\_\_\_\_  
Address of Business \_\_\_\_\_  
Position/Job Title \_\_\_\_\_ Supervisor \_\_\_\_\_ Phone \_\_\_\_\_  
Annual Income \_\_\_\_\_ Employment Dates \_\_\_\_\_

Previous employment if less than 4 years on present job

Name of Business \_\_\_\_\_ Phone \_\_\_\_\_  
Address of Business \_\_\_\_\_  
Position/Job Title \_\_\_\_\_ Supervisor \_\_\_\_\_ Phone \_\_\_\_\_  
Annual Income \_\_\_\_\_ Employment Dates \_\_\_\_\_

**# OF AUTOMOBILES** \_\_\_\_\_ **DRIVERS LICENSE # OF APPLICANT** \_\_\_\_\_ **VERIFIED** \_\_\_\_\_

Make/Model	Year	Color	License Plate #	State
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

**OTHER INCOME**

Source	Amount	Phone	Reference	Verified
_____	_____	_____	_____	_____
Source	Amount	Phone	Reference	Verified

**PETS** – Do you have any pets what will be living with you? (if permitted) Yes No If yes, how many \_\_\_\_\_

Type	Breed	Weight	Height	Age
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

**Manufactured Home Information**

At what address in this community do you intend to live? \_\_\_\_\_  
Will your home be new or pre-owned? \_\_\_\_\_ Who is the seller? \_\_\_\_\_  
Will your home purchase be financed? \_\_\_\_\_ If yes, what is the amount? \_\_\_\_\_  
Name(s) of lenders \_\_\_\_\_  
Home make/model \_\_\_\_\_ Year \_\_\_\_\_ Size \_\_\_\_\_  
Title Holder \_\_\_\_\_ Serial/Vin # \_\_\_\_\_  
Total monthly mortgage payment \_\_\_\_\_ Home value \_\_\_\_\_ Amount of mortgage \_\_\_\_\_  
Lienholder \_\_\_\_\_ Address of lienholder \_\_\_\_\_

Proof of purchase must be provided to management by means of title and notarized bill of sale

**Emergency Information**

Member of your immediate family \_\_\_\_\_ Relationship \_\_\_\_\_

Street Address	City & State	Zip Code	Phone Number
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Another Emergency Contact \_\_\_\_\_ Relationship \_\_\_\_\_

Street Address	City & State	Zip Code	Phone Number
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I hereby authorize Lake Forest Mobile Home Community, L.L.C., its affiliates and subsidiaries, to obtain a consumer report, and any other information it deems necessary, for the purpose of evaluating my application. I understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment/salary details, vehicle records, licensing records, and/or any other necessary information. I hereby expressly release Lake Forest Mobile Home Community, L.L.C., its affiliates and subsidiaries, and any procurer or furnisher of such information, from any liability whatsoever in the use, procurement, or furnishing of such information, and understand that my application information may be provided to various local, state, and/or federal government agencies, including, without limitation, various law enforcement agencies.

As an applicant, I represent that the above statements are correct and complete and that I intend that Lake Forest Mobile Home Community, L.L.C., its affiliates and subsidiaries, rely on these representations in determining whether to lease to me a home and/or homesite in the community. I agree that I have no right to occupy a home or homesite in the community until and unless this application is approved, a lease is signed, and I have made any necessary initial payments. I understand that any misrepresentation on this application may be cause for lease termination and/or non-acceptance of this application.

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Print Name

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Signature

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Date