

PARADISE PINES RV PARK

RV Space Application

Complete this form, attach the checklist items, and return everything to the office. A separate application is required for each occupant 18 or older except a spouse or registered domestic partner. This park complies with federal and California fair housing law. We do not discriminate based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, immigration status, primary language, genetic information, or any other protected characteristic.

SPACE REQUESTED

SPACE REQUESTED

DATE

APPLICANT NAME

CHECKLIST — ATTACH THESE ITEMS

- ☐ Government-issued photo ID
- ☐ Registration for every vehicle at the space
- ☐ Insurance for every vehicle at the space
- ☐ Proof of income (see types at right)
- ☐ This application and page-3 authorization signed
- ☐ ApplyConnect report purchased and shared with the park
- ☐ DUNS # (business applicants only)

Vehicles at space

- ☐ RV ☐ Auto ☐ Other

Income type attached

- ☐ YTD stub ☐ Award letter ☐ Bank stmts
☐ P&L + 2 yrs tax returns ☐ Other / alt. evidence

DUNS # (if business)

OTHER / NOTES

APPLICANT & CO-APPLICANT / SPOUSE / DOMESTIC PARTNER

APPLICANT

LAST FIRST MI

BIRTH DATE SSN (or ITIN) PHONE

DRIVER LICENSE # ST EMAIL

PERMANENT ADDRESS (street, city, state, ZIP)

CO-APPLICANT / SPOUSE / DOMESTIC PARTNER

LAST FIRST MI

BIRTH DATE SSN (or ITIN) PHONE

DRIVER LICENSE # ST EMAIL

PERMANENT ADDRESS (street, city, state, ZIP)

ADDITIONAL OCCUPANTS — SEPARATE APPLICATION REQUIRED IF 18+ (EXCEPT SPOUSE / DOMESTIC PARTNER)

FIRST	LAST	RELATIONSHIP	AGE

FIRST	LAST	RELATIONSHIP	AGE

EMERGENCY CONTACT

NAME RELATIONSHIP PHONE

EMAIL / ADDRESS

RV & OTHER VEHICLES AT THE SPACE

YEAR	TYPE	MAKE / MODEL	COLOR	LENGTH	SLIDES	PLATE #	ST

OTHER VEHICLES — year & type	COLOR	MAKE & MODEL	STATE / LICENSE

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PETS — ADDITIONAL CHARGES AND RESTRICTIONS APPLY TO PETS ONLY

Service animals and emotional support / assistance animals are not pets. Pet fees, breed limits, size limits, and neuter requirements do not apply to assistance animals. You may request a reasonable accommodation; we may ask for the limited documentation allowed by HUD and California FEHA. Elective cat declawing is unlawful in California (AB 867); we do not require any animal to be declawed.

TYPE & BREED	NAME	AGE & COLOR	WT	NEUTERED ☐ Y ☐ N	RABIES ☐ Y ☐ N
TYPE & BREED	NAME	AGE & COLOR	WT	NEUTERED ☐ Y ☐ N	RABIES ☐ Y ☐ N

CURRENT RESIDENCE — RV PARK, APARTMENT, HOUSE, OR OTHER

NAME & ADDRESS OF CURRENT RV PARK OR RESIDENCE

OWNER / MANAGER / LANDLORD	PHONE	MOVED IN	MOVE-OUT

REASON FOR LEAVING

PREVIOUS RESIDENCE — PRIOR RV PARK, APARTMENT, HOUSE, OR OTHER

NAME & ADDRESS OF PREVIOUS RV PARK OR RESIDENCE

OWNER / MANAGER / LANDLORD	PHONE	MOVED IN	MOVE-OUT

REASON FOR LEAVING

EMPLOYMENT / INCOME — SELF-EMPLOYED, RETIRED, OR BENEFITS: LIST THE SOURCE AND ATTACH PROOF

APPLICANT

CURRENT EMPLOYER / SOURCE & ADDRESS

POSITION	GROSS / MO \$

SUPERVISOR	PHONE	START

PREVIOUS EMPLOYER / SOURCE & ADDRESS

POSITION	GROSS / MO \$

SUPERVISOR	PHONE	START

CO-APPLICANT

CURRENT EMPLOYER / SOURCE & ADDRESS

POSITION	GROSS / MO \$

SUPERVISOR	PHONE	START

PREVIOUS EMPLOYER / SOURCE & ADDRESS

POSITION	GROSS / MO \$

SUPERVISOR	PHONE	START

ADDITIONAL QUESTIONS — IF YES, EXPLAIN AT RIGHT

	YES	NO	EXPLANATION
a) Will every vehicle and the RV at the space be kept insured?	☐	☐	
b) Has the Applicant (or any adult occupant) ever been evicted?	☐	☐	
c) Asked to move out by a landlord or park?	☐	☐	
d) Breached a lease or rental / space agreement?	☐	☐	
e) Had any credit problems in the last 7 years?	☐	☐	
f) Filed bankruptcy in the last 7 years?	☐	☐	
g) Sued for nonpayment of rent, space rent, or other debt?	☐	☐	
h) Will any portion of space rent be paid with a government housing subsidy or voucher?	☐	☐	

If you answered Yes to (h): California law lets you submit lawful, verifiable alternative evidence of ability to pay the tenant-paid portion of rent in lieu of credit history. We will consider that evidence. See page 3.

STAFF USE ONLY

SPACE #	RENT	APP RECEIVED	ARRIVAL	DEPARTURE	APP FEE	DENIED PER / NOTES
Referred:	☐ News	☐ Sign	☐ Web	☐ Flyer	☐ Other	Copies: ☐ SS ☐ DL ☐ CoSS ☐ CoDL
						Status: ☐ OK ☐ No

PARADISE PINES RV PARK

Disclosures, Screening Criteria & Authorization

WRITTEN SCREENING CRITERIA (CIVIL CODE § 1950.6)

These criteria are applied the same way to every completed application. Completed applications are reviewed in the order received. The first applicant who meets the criteria below is approved for the available space, subject to review of the ApplyConnect report the applicant purchases and shares, and verification of this application. A space will not be held if no space is available or reasonably expected to become available. The park does not charge an application or screening fee.

- Identity: government-issued photo ID for every adult applicant.
- Ability to pay: documented income or benefits sufficient to pay space rent and utilities. Lawful sources of income (wages, self-employment, SSI/SSDI, pension, VA, housing vouchers, and similar) are accepted. Government-subsidy applicants may submit alternative evidence of ability to pay the tenant-paid share instead of a credit history; we will consider that evidence.
- Credit and background: each adult applicant purchases a tenant-screening report directly from ApplyConnect (Experian credit plus housing/criminal history) and shares it with Paradise Pines. You see your own report when you buy it; the park receives the same shared report. We look for a pattern of meeting housing and credit obligations. There is no automatic denial solely because of a score. Typical target is a mid-to-strong credit profile (about 700+), with room for explanation and alternative evidence.
- Rental / park history: prior evictions, broken space agreements, and unpaid space or rent debt are considered. You may explain the circumstances.
- Vehicles: current registration and liability insurance for every vehicle kept at the space, including the RV.
- Occupancy: all occupants must be listed. Every occupant 18 or older (other than a spouse or registered domestic partner of the applicant) must submit a separate application.
- Criminal history: we do not use a blanket ban. We do not consider arrests without conviction, infractions, juvenile matters, sealed/expunged/dismissed records, or diversion. A conviction is considered only if it is directly related to the safety of residents, employees, or property, taking into account nature, severity, and time passed. You may submit mitigating information.
- Pets: park pet rules and any pet charges apply to pets only — not to assistance animals.
- Park rules: occupancy is subject to the current Paradise Pines rules and the space / occupancy agreement, which will be provided for review before you sign a rental or registration agreement.

NO PARK APPLICATION FEE — APPLYCONNECT REPORT (APPLICANT-PURCHASED)

Paradise Pines does not charge an application fee or a screening fee. Instead, each adult applicant buys a tenant-screening report directly from ApplyConnect at ApplyConnect's posted price and shares that report with the park. ApplyConnect gives you your own copy when you purchase the report, and the same report is shared with us. The park does not pull a separate credit or background report and does not mail or email you another copy. Start at applyconnect.com (or use the invitation link the office sends). ApplyConnect's report typically includes an Experian consumer credit report / VantageScore and housing and criminal-history information. That purchase is paid to ApplyConnect, not to the park. If California later requires us to accept a different reusable screening report that meets Civil Code § 1950.1, we will say so in writing.

NOTICE OF CONSUMER REPORT AND INVESTIGATIVE CONSUMER REPORT (FCRA AND CAL. CIV. CODE § 1786.16)

In connection with this application to rent an RV space (the hiring of a dwelling unit under Civil Code § 1940), Paradise Pines RV Park / Pryde Property Management will receive and use the ApplyConnect consumer report you purchase and share. That report is a consumer report and may also be an investigative consumer report. It may include credit history, character, general reputation, personal characteristics, mode of living, rental / eviction history, and publicly available criminal-conviction information, used only as described in the screening criteria above. The reporting agency is ApplyConnect, which uses Experian credit data.

Reporting agency ApplyConnect • www.applyconnect.com • Experian consumer credit data + housing / criminal history

You receive your report from ApplyConnect when you buy it, before or at the same time the park can view it. Under Civil Code § 1786.22 you may also, with proper identification: inspect an investigative consumer reporting agency's files during normal business hours; obtain a copy of the file by mail after a written request and required identification; and receive a summary of the file by telephone with written permission and identification. You may bring one other person, who must show identification. If we take adverse action based in whole or in part on the ApplyConnect report, we will send the FCRA adverse-action notice (agency identity, that the agency did not make the decision, your right to a free report within 60 days from the agency, and your right to dispute inaccurate information). You do not need a stamped envelope to exercise these rights. Questions about a rejected application may be sent in writing to the park office.

AUTHORIZATION AND CERTIFICATION

I believe the statements I have made are true and correct. I understand that false or incomplete information may be grounds to decline this application or end a later tenancy as allowed by law. I will purchase an ApplyConnect tenant-screening report and share it with Paradise Pines RV Park / Pryde Property Management. I authorize the park to receive and use that consumer report and any investigative consumer report it contains, to verify the information on this application (including employment, income, and rental history), and to communicate with the names listed. This is an application to rent an RV space and is not a rental or lease agreement. If approved and I rent a space, I agree to sign the park's space / occupancy agreement and to follow the park rules provided to me. I understand that assistance animals are not pets, that source of income is a protected characteristic, and that a government-subsidy applicant may offer alternative evidence of ability to pay in lieu of credit history.

☐ I have read the notice above. I will share my ApplyConnect report and I authorize the park to use it. (Required.)

Electronic signature: typing your full legal name is your electronic signature under California's Uniform Electronic Transactions Act (Civ. Code § 1633.1 et seq.). You may also click the signature box and sign in Adobe Acrobat, Preview, or another PDF app that supports signature fields.

APPLICANT

DATE

CO-APPLICANT / SPOUSE

DATE

Click / tap this box to sign electronically

Click / tap this box to sign electronically

TYPE FULL LEGAL NAME (electronic signature)

TYPE FULL LEGAL NAME (electronic signature)

Office: 14360 Skyway Rd, Magalia, CA 95954 • info@paradisepinesrv.com • Application only; not legal advice.