

Mobile home Park Rental Agreement Disclosure Form

THIS DISCLOSURE STATEMENT CONCERNS THE MOBILE HOME PARK KNOWN AS: **ABERDEEN RESORT**

LOCATED AT: **150 TINEMAHA RD. # 106**

IN THE CITY OF: **INDEPENDENCE, 93526** COUNTY OF: **INYO** STATE OF **CALIFORNIA.**

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE PARK AND PARK COMMON AREAS
AS OF _____ IN COMPLIANCE WITH SECTION 798.75.5 OF THE CIVIL CODE.

Date

IT IS NOT A WARRANTY OF ANY KIND BY THE MOBILE HOME PARK OWNER OR PARK MANAGEMENT AND IS NOT A SUBSTITUTE FOR ANY INSPECTION BY THE PROSPECTIVE HOMEOWNER / LESSEE OF THE SPACE TO BE RENTED OR LEASED OR OF THE PARK, INCLUDING ALL COMMON AREAS REFERENCED IN THIS STATEMENT. THIS STATEMENT DOES NOT CREATE ANY NEW DUTY OR NEW LIABILITY ON THE PART OF THE MOBILE HOME PARK OWNER OR MOBILE HOME PARK MANAGEMENT OR AFFECT ANY DUTIES THAT MAY HAVE EXISTED PRIOR TO THE EXACTMENT OF SECTION 798.75.5 OF THE CIVIL CODE, OTHER THAN THE DUTY TO DISCLOSE THE INFORMATION REQUIRED BY THE STATEMENT.

Are you (the mobile home park owner/ mobile home park manager) aware of any of the following.

A. Park or common area facilities	B. Does the Park contain this facility		C. Is the facility in operation?		D. Does the facility have any known substantial defects?		E. Are there any uncorrected park citations or notices of abatement relating to the facilities issued by a public agency?		F. Is there any substantial, uncorrected damage to the facility from fire, flood, earthquake, or landslides?		G. Are there any pending lawsuits by or against the park affecting the facilities or alleging defects in the facilities?		H. Is there any encroachment, easement, non-conforming use, or set-back requirements regarding this park common area facility?	
													YES	NO
	YES	NO	YES	NO	YES	NO	YES	NO	YES	NO	YES	NO	YES	NO
Clubhouse		X												
Walkways		X												
Streets, roads and access	X		X			X		X		X		X		X
Electric utility system	X		X			X		X		X		X		X
Water utility system	X		X			X		X		X		X		X
Gas utility system	X		X			X		X		X		X		X
Common area lighting system	X		X			X		X		X		X		X
Septic or sewer system	X		X			X		X		X		X		X
Playground		X												
RV storage		X												
Parking areas	X		X			X		X		X		X		X
Swimming Pool		X												
Spa pool		X												
Laundry	X		X			X		X		X		X		X
Other Common area facilities		X												

*If there are other important park or common area facilities, please specify (attach additional sheets if necessary); None

If any item in C is checked "no", or any item in D, E, F, G, or H is checked "yes", please explain (attach additional sheets if necessary): _____

The mobile home park owner/park manager states that the information herein has been delivered to the prospective home owner /lessee a minimum of three days prior to execution of a rental agreement and is true and correct to the best of the park owner/ park manager's knowledge as of the date signed by the park owner/manager.

Park owner / Manager: _____ by: _____ Date: _____
Print Name Signature

I /WE ACKNOWLEDGE RECEIPT OF A COMPLETED COPY OF THE PARK OWNER/MANAGER STATEMENT.

Prospective Homeowner

Lessee _____ Park Owner/Manager _____

Date: _____