

# MORENA VILLAGE RV PARK

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## RENTAL APPLICATION

Today's Date: \_\_\_\_\_ Date Site Needed: \_\_\_\_\_ Site # Applying For: \_\_\_\_\_  
Site Size:  40'  50'  60'  
Length of Stay: \_\_\_\_\_ Reason for Stay: \_\_\_\_\_

1. **Applicant:** \_\_\_\_\_  
Last First M.I. Birth Date  
Social Security No: \_\_\_\_\_ Driver's License No: \_\_\_\_\_ State: \_\_\_\_\_  
Phone No: \_\_\_\_\_ Email Address: \_\_\_\_\_ Work No: \_\_\_\_\_

2. **Additional Occupants:** List Name, age and relationship of all persons who will occupy the premises. A separate application is required for all applicants 18 years or older.

<u>Name</u>	<u>Age</u>	<u>Social Security Number</u>	<u>Relationship</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

### 3. Address

A. **Present Address:** \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Owner/Manager: \_\_\_\_\_ Phone (required): \_\_\_\_\_  
From: \_\_\_\_\_ To: \_\_\_\_\_ Rent Amount: \$ \_\_\_\_\_  
Reason for Leaving: \_\_\_\_\_

B. **Previous Address:** \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Owner/Manager: \_\_\_\_\_ Phone (required): \_\_\_\_\_  
From: \_\_\_\_\_ To: \_\_\_\_\_ Rent Amount: \$ \_\_\_\_\_  
Reason for Leaving: \_\_\_\_\_

### C. Present Location of RV (If different from present address)

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Owner/Manager: \_\_\_\_\_ Phone (required): \_\_\_\_\_

4. **Pets** Additional charges and restrictions may apply. Cats must be spayed or neutered. Current shots & license required.

Will you have any pets with you?  Yes  No

A. Name: \_\_\_\_\_ Breed: \_\_\_\_\_ Weight: \_\_\_\_\_ Age: \_\_\_\_\_ License No: \_\_\_\_\_ Male:  Female:

B. Name: \_\_\_\_\_ Breed: \_\_\_\_\_ Weight: \_\_\_\_\_ Age: \_\_\_\_\_ License No: \_\_\_\_\_ Male:  Female:

**5. Vehicles:** List RV and all vehicles, including motorcycles, that will be parked in your RV space. Parking is limited and you may be asked to find alternate parking arrangements for certain vehicles. Maximum of 2 vehicles and 1 RV per site. RV must have direct hook-up for water supply and sewage discharge. RV and all vehicles must have current registration, plates and tags.

**A. Type of RV:**  Motorhome  5th Wheel  Travel Trailer Yr: \_\_\_\_\_ Length: \_\_\_\_\_

Make/Model: \_\_\_\_\_ Color: \_\_\_\_\_ State: \_\_\_\_\_ License No: \_\_\_\_\_

Registered Owner: \_\_\_\_\_ Phone Number: \_\_\_\_\_

**B. Vehicle 1** (Included in Rent)

Yr: \_\_\_\_\_ Make/Model: \_\_\_\_\_ Color: \_\_\_\_\_ State: \_\_\_\_\_ License No: \_\_\_\_\_

**C. Vehicle 2** (additional charges may apply for additional vehicles, both vehicles must fit in site)

Yr: \_\_\_\_\_ Make/Model: \_\_\_\_\_ Color: \_\_\_\_\_ State: \_\_\_\_\_ License No: \_\_\_\_\_

**6. Applicant Employment History:** Must provide proof of current income.

**A. Present Employer:** \_\_\_\_\_ **Employers Phone Number:** \_\_\_\_\_

**Employer Address:** \_\_\_\_\_  
Street Address City/State Zip Code

**Position:** \_\_\_\_\_ **Dates of Employment:** \_\_\_\_\_ to \_\_\_\_\_

**Monthly Salary:** \_\_\_\_\_ **Supervisor:** \_\_\_\_\_

**B. Previous Employer:** \_\_\_\_\_ **Employers Phone Number:** \_\_\_\_\_

**Employer Address:** \_\_\_\_\_  
Street Address City/State Zip Code

**Position:** \_\_\_\_\_ **Dates of Employment:** \_\_\_\_\_ to \_\_\_\_\_

**Monthly Salary:** \_\_\_\_\_ **Supervisor:** \_\_\_\_\_

**7. Credit Character References:**

**A.** \_\_\_\_\_ **Address:** \_\_\_\_\_ **Phone No:** \_\_\_\_\_

**B.** \_\_\_\_\_ **Address:** \_\_\_\_\_ **Phone No:** \_\_\_\_\_

**C.** \_\_\_\_\_ **Address:** \_\_\_\_\_ **Phone No:** \_\_\_\_\_

**8. Additional Questions:** Have you or any person who will occupy the premises ever (Questions A-I must be answered)

**(A)** Been Evicted..... Yes  No

**(B)** Filed for bankruptcy..... Yes  No

**(C)** Been convicted of a felony..... Yes  No

**(D)** Been convicted for dealing or manufacturing illegal drugs..... Yes  No

**If yes to above questions please explain:**

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**9. Emergency Contact:**

**Name:** \_\_\_\_\_ **Phone No:** \_\_\_\_\_ **Relationship:** \_\_\_\_\_

**Agreement & Authorization Signature**

I believe that the statements I have made are true and correct. I hereby authorize a credit and/or criminal check to be made, verification of information I provided and communication with any and all names listed on this application. I understand this is an application to rent an RV space and does not constitute a rental or lease agreement in whole or part. If application is approved and I decide to rent a space at Morena Village RV Park I agree to be bound by the terms of the lease agreement and by the park rules and regulations. Any questions regarding rejected applications must be submitted in writing and accompanied by a self-addressed stamped envelope.

**Applicant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Applicant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

***(For Office Use Only)***

**Approved**     **Declined**                      **Site No:** \_\_\_\_\_ **Move In Date:** \_\_\_\_\_ **Rent: \$** \_\_\_\_\_

**Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## CRIME FREE LEASE ADDENDUM

In consideration of the execution or renewal of a lease of the unit identified in the lease, Owner and Resident agree as follows:

1. Resident, any members of the resident's household or a guest or other person under the resident's control shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug-related activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act [21U.S.C. 802]).
2. Resident, any member of the resident's household or a guest or other person under the resident's control shall not engage in any act intended to facilitate criminal activity, including drug-related activity, on or near the said premises.
3. Resident or members of the household will not permit the dwelling unit to be used for, or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest.
4. Resident, any member of the resident's household or a guest, or another person under the resident's control shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance as defined in Health & Safety Code §11350, et seq., at any locations, whether on or near the dwelling unit premises or otherwise.
5. Resident, any member of the resident's household or a guest, or another person under the resident's control shall not engage in any illegal activity, including: prostitution as defined in Penal Code §647(b); criminal street gang activity, as defined in Penal Code §186.20 et seq.; assault and battery, as prohibited in Penal Code §240; burglary, as prohibited in Penal Code §459; the unlawful use and discharge of firearms, as prohibited in Penal Code §245; sexual offenses, as prohibited in Penal Code §269 and 288, or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent or other tenant or involving imminent or actual serious property damage.
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY.** A single violation of any of the provisions of this added addendum shall be deemed a serious violation and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.
7. In Case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.
8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Owner and Resident.

Resident Signature	Date
Resident Signature	Date
Resident Signature	Date
Property Manager's Signature	Date

**Property:** Morena Village RV Park



## Rental Application Guidelines

Thank you for your interest in renting a property managed by Torrey Pines Property Management, Inc. (TPPM). The following guidelines were written to inform you of our basic rental practices and to assist you in processing your application in the most timely and efficient manner possible.

1. The rental application (all pages) **MUST BE FILLED OUT IN ITS ENTIRETY, including dates, addresses, telephone numbers with area code and signature on Page 3.** Incomplete applications will be denied. If an item on the form is not applicable, please respond N/A (not applicable).
2. Each person over the age of 18 who will be occupying the unit must complete a separate application. Guarantors, if permitted, must complete an application as well. Guarantors must be a current California state resident to be eligible.
3. Applicants must provide a valid, government-issued photo ID at the time the application is submitted. Management will compare the ID to the identifying information on the application and immediately return the ID to the applicant. Management will not retain a copy of the ID until and unless the application is approved and the applicant takes possession of a unit. Guarantor ID's will not be retained even if the application is approved and the applicant takes possession of a unit.
4. We must be able to verify your source of income and previous rental history. Please make sure dates, addresses and telephone numbers with area code that you provide are accurate. We will accept written proof of any legal, verifiable source of income. Sufficient proof of income includes, but is not limited to, current pay stubs, bank statements, bank statements and tax returns if self-employed, Form W-2, Form I-20, military benefit statements, proof of retirement/investment income, Social Security, welfare, disability or other government income, spousal support, child support, student loans, Section 8 Housing Choice Vouchers or any other rental assistance from any federal, state, local or nonprofit-administered benefit or subsidy program, or any financial aid from any rental assistance program, homeless assistance program, security deposit assistance program, or housing subsidy program, whether paid directly to the program participant, landlord, or representative of either, or any other proof of legal, verifiable income.
5. For applicants without a Section 8 Voucher or other rental assistance, we require individual or combined applicants' current gross income to be a minimum of two and one half (2.5) times the total monthly rent. For applicants with a Section 8 Voucher or other rental assistance, we require individual or combined applicants' current gross income (including the voucher or subsidy amount) to be a minimum of two and one half (2.5) times the *applicant's share* of the total monthly rent. Guarantors, if applicable, are required to have a minimum current gross income of four (4) times the total monthly rent.



6. Your credit history will be verified by a credit reporting agency. **YOU WILL BE CHARGED AN APPLICATION FEE OF \$28 FOR EACH APPLICATION.** The application fee is collected by credit card when you submit your application online. If your application is dropped off in person or faxed, you may provide a check payable to TPPM. **Cash will not be accepted.** The application fee includes \$17.39 for a credit report, plus \$10.61 for verifying references.

Credit History Requirements:

- a) Maximum percentage of past due and/or derogatory credit accounts cannot exceed 20%
- b) Balance of unpaid collections cannot exceed \$1000
- c) Bankruptcies newer than 5 years will not be accepted

Rental History Requirements:

- a) No unpaid landlord collections or judgements
- b) No evictions within the past 7 years, or 5 years with proof of financial settlement
- c) No more than one late, and one returned rental payment during a 12 month period

7. Upon approval of your application, the security deposit / holding deposit and first month's rent must be paid in full with a **CASHIER'S CHECK OR MONEY ORDER (ONLY)**. Personal checks are accepted beginning with the second month's rent. We also require a one-time documentation and online set up fee (D&O) of \$12.00 upon lease signing. The D&O fee reimburses our cost for lease document preparation and online tenant portal access. **The \$12.00 D&O fee shall be paid by separate check payable to TPPM.**

8. You will be required to provide proof of renter's insurance prior to moving in. Please visit [www.epremiuminsurance.com](http://www.epremiuminsurance.com) to or call (800) 319-1390 set up a new policy.

You may apply online by following the link posted in all vacancy advertisements, mail or deliver your completed application(s) to 7840 Ivanhoe Avenue, La Jolla, CA 92037. Our business office is open Monday through Friday 9:00 a.m. to 5:00 p.m. Faxed applications will not begin processing until an application fee is received. Our fax number is (858) 454-1384. Additional applications and vacancy listings are available at [www.torreypinespm.com](http://www.torreypinespm.com).

Torrey Pines Property Management is an Equal Housing Opportunity supporter, committed to providing excellent service to everyone in a fair, efficient and friendly manner. We do not discriminate based on race, color, religion, sex, national origin, familial status, disability, age, ancestry, marital status, sexual orientation, medical condition, gender, gender identity, gender expression, source of income, genetic information, citizenship, immigration status, primary language, perception, association, any arbitrary characteristic, or any other protected classification under federal, state or local law. Any complaints should be directed to our corporate office at (858) 454-4200 or [tenantrelations@torreypinespm.com](mailto:tenantrelations@torreypinespm.com). Should you have any questions, please ask.

(Revised 8/2020)