

MOBILEHOME PARK SUPPLEMENTAL APPLICATION

(ATTACH TO ACORD APPLICATION)

Park Name:	
Park Address:	

of mobilehome spaces: _____ # of occupied mobilehome spaces: _____

of mobilehome spaces occupied by park owned mobilehomes: _____

of park owned mobilehomes being occupied by park employees: _____

of park owned mobilehomes being held for rental: _____ / for sale: _____

1. _____ ALL AGE _____ SENIOR (check one)

2. Is the Park operating under a local rent control ordinance? _____ If Yes, does decontrol apply?
_____ Full/Partial (check one). Briefly describe increase provision of ordinance.

3. Have leases been made available to residents? _____ If yes, term? _____ Percentage signed?
_____ % Does your lease have pass through provisions for capital improvements and/or
increase operating expenses? _____ If yes, have pass throughs ever been included in a rent
increase? _____ If yes, briefly describe how pass through was received by your residents.

4. What is your current average rent per space? _____

5. Do you stagger your rent increases? _____ What is your policy with regard to frequency and
amount of future rent increases?

6. Is your park operated by a professional independent management company? _____ If yes,
name of company? _____

7. Are any operations open to the general public? _____ If yes, explain

8. Is the park involved in the sale of mobilehomes? _____ If yes, explain

9. Is there a manager on the premises at all times? _____ If not, please explain

10. Is park involved in direct sale or distribution of LP gas? _____ If yes, fully describe

11. Are there any plans to reduce services in the park? _____ If yes, explain

12. Are there any plans to convert the park to another use? _____ If yes, explain

13. Is there an RV, overnight exposure? _____ If yes, explain

14. Are the park's fire hydrant outlets at least 2 _ “ _____ Is the responding fire department volunteer? _____ If yes, give details

15. Does the park have written procedures for fire and medical emergencies? _____

16. Does the park have a procedure to receive resident complaints? _____ Briefly explain

17. Are there any major cracks, holes or uneven areas of sidewalks, parking areas or streets? _____ If yes, explain action to be taken.

18. Does park reflect pride of ownership? _____ If not, explain steps that are being taken to improve the property

19. Describe park lighting.

20. How often is trash disposed of? _____
Have complaints been received from the residents regarding the adequacy of this service? _____
If so , explain remedy.

21. Is there a swimming pool? _____ Jacuzzi? _____ Is pool fenced with safety rules posted and life saving equipment accessible? _____ is Jacuzzi in same fenced area? _____ or separate? _____
Is there a diving board or slide? _____

22. Is there a water exposure on or contiguous to the mobilehome park property such as a stream, river, lake or ocean? If so, please provide full details.

23. Is the mobilehome park located in a brush, forest or landslide area? _____ If yes fully describe exposure and applicable protection.

24. Was the mobilehome park built on a landfill? _____ If so, has this been fully disclosed to the residents? _____ Explain any difficulties that may have occurred as a result of the landfill.

25. Are there any recreational facilities on the mobilehome park premises such as playgrounds, tennis courts, or golf courses? _____ If yes, fully describe and include photos.

26. Is the mobilehome park on leased land? _____ If yes, give number of years remaining on lease _____.

27. Are the gas lines owned by the park? _____ If yes, is park in compliance with the Federal Pipeline Safety Act? _____

28. Is there a water well on the mobilehome park property? _____ If so, provide detailed explanation of its operation including any past history of water quality problems.

29. Is there an on-site sewage treatment facility and/or septic tank(s)? _____ If yes, how frequently is tank emptied? _____ Where/how is sewage disposed of?

30. Has your park experienced a backup of sewage in the past 12 months? _____ If so, please describe what happened and your remedy to prevent a future backup.

31. Does the flow of sewage require the use of a sewer lift station or pumps? _____ If yes, give full details to include procedure if a failure in the system should occur.

32. Regarding park owner disclosure requirement SB 534, has a mobile home park rental agreement disclosure form been completed? _____ If so, by whom? _____
Is the completed form on file and available to prospective tenants? _____ Attach a copy of the Completed disclosure form to this questionnaire.

33. Has the park ever been involved in litigation with a group of residents? _____ Does a threat of litigation with the park residents currently exist? _____ If yes, explain.

34. Our mobilehome park insurance program assumes that the insured property presents a low hazard for becoming involved in a "Failure to Maintain" litigation. Briefly explain why you feel this to be the case.

35. Year Mobilehome Park was built? _____ If over 25 years old describe updates that have been made to parkowned water, sewer, gas and electrical systems? _____

36. Is there any security provided? _____ If so, are they employees or independent contractors? _____ Armed or unarmed? _____

37. Are you, the owner or manager of the park, aware of any landslide, subsidence or land slippage either on your premises, or on any adjoining or adjacent properties that may affect this insurance? _____

38. Do you have an arbitration or mediation agreement with your residents (either as a separate agreement or incorporated in your lease or rental agreement)? _____

Completed by: _____ Date _____

Name and Title _____