

## **AVALON and CAMELOT RESIDENCY CRITERIA**

State law requires approval of a new resident before an in-park sale is final. The following are the criteria for obtaining approval for residency:

1. All adult persons who will reside in the home must complete and sign an application for residency. All persons who will reside at the home, including children, must be identified on the application.
2. For the application to be considered, applicant must furnish a copy of the purchase agreement, methamphetamine disclosure form and safety disclosure form furnished to the applicant by the resident.
3. There is a \$25.00 fee per application. If the applicant is accepted, this amount will be applied to the security deposit. Roommate application fee is not applied to security deposit.
4. A security deposit in the amount of \$500.00 is required plus \$10.00 deposit on mailbox key.
5. All lot rent must be paid up to date, and the security deposit paid in full, before an application for residency will be approved.
6. Dogs are not allowed in either Avalon or Camelot.
7. Applicant(s) must be truthful on application.
8. Applicant(s) must communicate in a timely manner with park owners, managers and residents during the application process.
9. Applicant(s) must demonstrate the financial capacity to make the house and lot payments and meet their daily living expenses.
10. Applicant(s) must have an acceptable credit rating. Credit history must reflect promptness of payment.
11. Applicant(s) must have an acceptable rental history, with no history of material violations of a lease agreement, park rules and regulations, or the laws of any city, state or governmental agency related to residency.
12. A felony conviction or history of drug use or dealing, physical violence to persons or property, or other conduct or behavior which would adversely affect the health, safety or welfare of residents or the managers will result in rejection.

13. As part of the investigation, we may investigate your credit, personally interview previous landlords, employers, your credit references and neighbors. We may also review court records, your residence history and request a background check and police records.  
Applicant(s) must personally interview with the park managers as a part of the process.
  
14. All applicant(s) must, as a condition of eligibility, possess the ability to live independently. The ability to live independently is the ability of applicant(s) either in conjunction with available support services or, otherwise, to maintain themselves and their homes in a manner which is not detrimental to either their own safety and personal well-being, or to the safety and well-being of other residents.
  
15. Specific causes for denial include but are not limited to:
  - A) A history of late payment or nonpayment of rent or utility charges (which includes cell phone, cable/satellite & internet services).
  - B) A failure to honor past leases.
  - C) A history of disturbing neighbors.
  - D) A history of destruction of property.
  - E) Poor living or housekeeping habits.
  
16. All homes brought in and all homes sold within the community must be well maintained and neat in appearance, in accordance with the standards. These standards include, but are not limited to, requirements that the home not have broken, rotten or discolored siding; that the home be equipped with skirting, which matches the home; and that the windows be in place, have no broken glass and have operating screens if so equipped.
  
17. Applicant(s) acknowledge that he/she has been furnished with a copy of the rules and regulations, together with the application for residency, has read them, and agrees to abide by them.

Dated: \_\_\_\_\_, \_\_\_\_\_

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

Signed,  
Avalon/Camelot  
Management

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