

Thunderbird Park

Rental Application Packet

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The information and documentation requested are the standards by which all applications for rent are judged. You must meet all the standards to qualify to become a Tenant of this Park. You will be charged a **\$40 non-refundable application/screening fee**. Our Standards are listed below:

- A. Photo Id Requirements: All Tenants over 18 years of age, that will be residing in the home/homesite must have a current State or Federally issued photo Id.
- B. Credit History: Must show no 60 days past due. All collections and judgments against you must show to have been paid.
- C. Bankruptcy: You cannot have filed bankruptcy with the past 24 months. Any bankruptcy must have been discharged at least one year prior to the date of the application.
- D. Evictions: No Evictions in the last 12 months.
- E. Criminal History: No citations or convictions in the seven years for such crimes as Possession of Drugs with the intent to Distribute, Rape, Assault with a Deadly Weapon, Child Molestation, Burglary or Murder. No citations or convictions in the last year for such crimes as Possession of Drugs or Domestic Violence or Driving for Intoxicated (DUI).
- F. Income: Combined income must be 3 times the home mortgage payment plus space/site rental rate.
- G. Employment: Must provide last 5 years of employment history. Must be employed with current employer for a least 12 months.
- H. Rental History: Must provide last 5 years of rental history. Good rating from your current landlord is required.
- I. Pets: Large aggressive breed pets are NOT prohibited (i.e., pit bulls). All pets must be spayed or neutered.

My/our signature(s) below acknowledges that I/we have read the above standard for rental and understand that I/we will be judged only on the above standards, and must meet all of them to qualify to rent a home site in this Park. Furthermore I/we understand that if denied, I/we will lose all application/screening fees paid. My/our signature also affirms that we have been treated in a fair manner and not subjected to any discriminatory practices.

Date:

Signature of Applicant

Signature of Co-Applicant

Thunderbird Park

RENTAL APPLICATION

Park Name: Thunderbird Park Space Number: #SSS Acct # _____

Complete Entirely. Do not leave any blank sections. Please print clearly. Incomplete Applications will NOT be processed.

SECTION 1: APPLICANT INFORMATION

Applicant Name: _____ Social Security Number: _____

Date of Birth: _____ Driver's License Number: _____

Home Number: _____ E-mail: _____

Work Number: _____ Cell Number: _____

Married: _____ Single: _____ Divorced: _____ Widowed: _____

Co-Applicant Name: _____ Social Security Number: _____

Date of Birth: _____ Driver's License Number: _____

Home Number: _____ E-mail: _____

Work Number: _____ Cell Number: _____

Married: _____ Single: _____ Divorced: _____ Widowed: _____

SECTION 2: RESIDENCE INFORMATION (Must provide five (5) years past rental history, including present address)

Applicant Current Street Address: _____

City/State/Zip Code: _____

Length of Time: _____ Own or Rent: _____ Monthly Payment: _____

Landlord or Manager Name: _____ Phone Number: _____

Fax Number: _____ E-mail: _____

Reason for Leaving: _____

Co- Applicant Current Street Address: _____

City/State/Zip Code: _____

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Length of Time: _____ Own or Rent: _____ Monthly Payment: _____

Landlord or Manager Name: _____ Phone Number: _____

Fax Number: _____ E-mail: _____

Reason for Leaving: _____

SECTION 2 CONTINUED: RESIDENCE INFORMATION *(Must provide five (5) years past rental history, including present address. If you require additional writing space, please use the backside of this application.)*

Applicant Previous Street Address: _____

City/State/Zip Code: _____

Length of Time: _____ Own or Rent: _____ Monthly Payment: _____

Landlord or Manager Name: _____ Phone Number: _____

Fax Number: _____ E-mail: _____

Reason for Leaving: _____

Co- Applicant Previous Street Address: _____

City/State/Zip Code: _____

Length of Time: _____ Own or Rent: _____ Monthly Payment: _____

Landlord or Manager Name: _____ Phone Number: _____

Fax Number: _____ E-mail: _____

Reason for Leaving: _____

SECTION 3: EMPLOYMENT INFORMATION *(Must show a five (5) years minimum history. If less than 5 years with current employer provide previous employer information on back of this page.)*

Applicant Work Place: _____

Address: _____

Supervisor Name: _____ Phone: _____

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Fax: _____ Email: _____

Position Held: _____ Length of Time: _____

Full Time or Part Time: _____ Temporary or Permanent: _____

Gross Monthly Income: _____

Additional Income (source and amount): _____

Additional Income (source and amount): _____

Total Monthly Income: _____

Co-Applicant Work Place: _____

Address: _____

Supervisor Name: _____ Phone: _____

Fax: _____ Email: _____

Position Held: _____ Length of Time: _____

Full Time or Part Time: _____ Temporary or Permanent: _____

Gross Monthly Income: _____

Additional Income (source and amount): _____

Additional Income (source and amount): _____

Total Monthly Income: _____

SECTION 4: ADDITIONAL OCCUPANTS

Please list all other person(s) who will be occupying the space:

Name: _____ Relationship: _____ Date of Birth: _____

Social Security Number: _____ Driver's License #: _____

Name: _____ Relationship: _____ Date of Birth: _____

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Social Security Number: _____ Driver's License #: _____

Name: _____ Relationship: _____ Date of Birth: _____

Social Security Number: _____ Driver's License #: _____

Name: _____ Relationship: _____ Date of Birth: _____

Social Security Number: _____ Driver's License #: _____

SECTION 5: EMERGENCY CONTACTS

Please list 2 persons, not living with you, to notify in case of an emergency.

Name: _____ Relationship: _____

Address: _____

Home Number: _____ E-mail: _____

Work Number: _____ Cell Number: _____

Name: _____ Relationship: _____

Address: _____

Home Number: _____ E-mail: _____

Work Number: _____ Cell Number: _____

SECTION 6: VEHICLES

Please list the vehicles to be parked at the home site, only **two (2)** per home site are allotted, all additional vehicles must pay for reserved parking. For further information please speak with The Park Management.)

Year: _____ Make: _____ Model: _____

Color: _____ License Plate Number: _____

Year: _____ Make: _____ Model: _____

Color: _____ License Plate Number: _____

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SECTION 7: PETS

All pets must be approved by Park Management prior to move-in. You must provide a **recent picture** of your pet as well as proof of vaccination/shots and license registration for each pet. All pets must be spayed or neutered. **Aggressive Breeds are expressly prohibited/not allowed.** You will be charged a recurring \$25 monthly pet fee for each pet.

Type of pet (Dog, Cat, Bird etc.): _____ Breed: _____

Name: _____ Age: _____ Color: _____

Spay or Neutered: _____ Date of Vaccination/Shots: _____

Type of pet (Dog, Cat, Bird etc.): _____ Breed: _____

Name: _____ Age: _____ Color: _____

Spayed or Neutered: _____ Date of Vaccination/Shots: _____

SECTION 8: FINANCIAL

Have you ever been asked to terminate your residency elsewhere, been Evicted or Foreclosed? _____

If yes please explain: _____

Have you ever filed for Bankruptcy? _____ If yes please list date: _____

Was the Bankruptcy Discharged? _____ If yes please list date: _____

Please list any Credit References:

Name: _____ Account Number: _____

Balance: _____ Monthly Payment: _____

Name: _____ Account Number: _____

Balance: _____ Monthly Payment: _____

Name: _____ Account Number: _____

Balance: _____ Monthly Payment: _____

Total Monthly Debt: _____

Thunderbird Park

SECTION 9: MOBILE HOME, RV, OR TRAILER THAT WILL OCCUPY THE SPACE

Year: _____ Make/Model: _____ Vin Number: _____

Width: _____ Length: _____ Price Paid: _____ Down Payment: _____

Purchased From _____ Phone Number _____

Amount Financed: _____ Monthly Payment: _____ Term: _____

Financed by/Legal Owner: Name: _____

Address: _____

Registered Owner: Name: _____

Address: _____

Please include photo for all RVs, Trailers, or Mobile Homes brought into the Park along with copy of Title.

SECTION 10: PROOF OF HOME OWNERS INSURANCE REQUIRED

Insurance Company Name _____

Address: _____ Phone Number: _____

City _____ State _____ Zip _____

Agents Name: _____ Policy Number: _____

SECTION 11: CRIMINAL BACKGROUND

Have any persons listed on this application ever been arrested for the use, possession, transfer or creation of illegal drugs? Yes ____ No ____

If Yes, state when and where _____

Have any persons listed on this application ever been convicted for the use, possession, transfer or creation of illegal drugs? Yes ____ No ____

If Yes, state when and where _____

Have any persons listed on this application ever been arrested, or convicted of any crime or felony?

Yes ____ No ____

If Yes, state when and where _____

Thunderbird Park

Have any persons listed on this application willfully or intentionally refused to pay rent due?

Yes ____ No ____

If Yes, state when and where _____

Referrals

Do you know of anybody else looking to buy a mobile home? If yes, please provide their name and number.

Name: _____ Home Number: _____

E-mail: _____ Work Number: _____

Cell Number: _____ Looking to Move in: 1 3 6 months (*circle one*)

Authorization for Release of Information/Documentation

The undersigned authorize the Ownership/Management and/or its Agents of the Thunderbird Park to make any investigation of our credit, personal, eviction, financial and criminal records through any investigation or credit agencies/bureaus of their choice. The undersigned represents and warrants that the above information is true and correct and has been made for the purpose of informing the Park. The Park has permission to verify any and all information offered on this application. The undersigned understands that in the event any of the above information is false or cannot be verified by the Park, that the Park has the right to deny the application. The undersigned understands that if accepted, falsified statements on this application shall be considered perjury and is sufficient cause for eviction and legal action. The undersigned further understands that Prospective Tenant s shall have no rights of tenancy until a Rental Agreement has been signed by the Park and the Prospective Tenant (s).

Date: DDD Applicant Signature: _____

Date: DDD Co-Applicant Signature: _____

Approved or Denied: _____ Date: _____

Manager Signature: _____

Scan and email completed application to _____ or mail along with \$40.00 application fee per each applicant to Thunderbird Park LLC, 647 Camino De Los Mares, Suite 108/70, San Clemente, CA 92673. Please call 928-920-6911 should you have any questions.

Thunderbird Park

Additional Blank Page:

Thunderbird Park

Authorization and Verification of Employment

Employer: _____ Email Address: _____

I, NNN1, hereby grant you permission to disclose my employment history to Thunderbird Park, in order that they may determine my eligibility for rental of a home.

NNN1, Signature

Date

Please indicate below the employee's current annual income from wages, overtime, bonus, commission or any other form of compensation received on a regular basis.

Base Annual Income	_____
Overtime	_____
Bonus	_____
Commission	_____
Other	_____
Total	_____

Also please provide the following information:

Hire Date: _____ Termination Date: _____ (if applicable)

Applicant's Social Security Number: _____

Applicant's Title/Position Held: _____

Is Applicant's Employment: ☐Permanent ☐Temporary ☐Part-Time ☐Full-Time

Verified by: Print Name/Title

Signature

Date

Thank you for your time and prompt response. Once completed, please email back to me at Livingwellteam1@gmail.com. If you have any questions, please feel free to contact me at 928-920-6911.

Sincerely,

Property Manager,
Thunderbird Park

Thunderbird Park

Authorization and Verification of Employment

Employer: _____ Email Address: _____

I, NNN2, hereby grant you permission to disclose my employment history to Thunderbird Park, in order that they may determine my eligibility for rental of a home.

Signature

Date

Please indicate below the employee's current annual income from wages, overtime, bonus, commission or any other form of compensation received on a regular basis.

Base Annual Income

Overtime

Bonus

Commission

Other

Total

Also please provide the following information:

Hire Date: _____ Termination Date: _____ (if applicable)

Applicant's Social Security Number: _____

Applicant's Title/Position Held: _____

Is Applicant's Employment: ☐Permanent ☐Temporary ☐Part-Time ☐Full-Time

Verified by: Print Name/Title

Signature

Date

Thank you for your time and prompt response. Once completed, please email back to me at Livingwellteam!@gmail.com. If you have any questions, please feel free to contact me at 928-920-6911.

Sincerely,

Property Manager, Thunderbird Park

Thunderbird Park

Authorization and Verification of Rental History

Park Name: _____ Email Address: _____

I/We, NNN1 and NNN2, hereby grant you permission to disclose my rental history to Thunderbird Park, in order that they may determine my eligibility for rental of a home.

Signature

Date

Signature

Date

1. When did the applicant(s) move in and move out of the property?
Move in date: _____ Move out date: _____
2. Did the applicant(s) pay his/her rents and/or utilities promptly?
☐ Yes ☐ No If No, number of Late Notices: _____
3. Did the applicant(s) incur any cost for damages or other charges?
☐ Yes ☐ No Comments: _____
4. Were any complaints made against the applicant(s) by any other Tenant s within the Park?
☐ Yes ☐ No Comments: _____
5. Were you given proper notice and reason for the rental/lease agreement being terminated?
☐ Yes ☐ No Comments: _____
6. Were you able to return the applicant(s) security, pet and/or cleaning deposit after he/she moved out?
☐ Yes ☐ No Comments: _____
7. Would you rent/lease to this applicant(s) if he/she applied to you again?
☐ Yes ☐ No Comments: _____
8. Did you receive NSF notice for applicant(s)?
☐ Yes ☐ No If yes, number of NSF Notices: _____
9. Applicant(s) start and ending rent rate: _____/_____

Verified by: Print Name/Title

Signature

Date

Thank you for your time and prompt response. Once completed please email back to me Livingwellteam1@gmail.com. If you have any questions, please feel free to contact me at 928-920-6911.

Sincerely,

Property Manager, Thunderbird Park

Thunderbird Park

Economic Evaluation Summary of Income and Expenses

Monthly Income

Applicant Employment Income:	
Co-Applicant Employment Income:	
Child Support:	
Spousal Support:	
Other Income:	
Other Income:	
Total Monthly Income:	

Monthly Expenses

Space Rent	
Home Mortgage Payment	
Home Insurance	
Auto Insurance	
Credit Card Payment #1	
Credit Card Payment #2	
Loans: Auto #1	
Loans: Auto #2	
Other Loans:	
Other Loans:	
Utilities: Gas	
Utilities: Water	
Utilities: Trash	
Utilities: Electric	
Utilities: Sewer	
Cable	
Phone	
Food	
Child Support:	
Spousal Support:	
Other Expense:	
Other Expense:	
Total Monthly Expenses:	

Total Monthly Income	
	<i>minus</i>
Total Monthly Expenses	
Remaining Monthly Income	

Thunderbird Park

Utility Disclosure

No utility is included in the rent rate, therefore any/all utilities are to be paid by Tenant. Utility services are to be paid for as indicated below. Any Landlord provided utility shall be charged at the utility providers rates. Additionally, Tenant is to reimburse Landlord for any/all utility charged/billed that Landlord pays on Tenant s behalf.

1. Electricity: Tenant pays Utility Provider.
2. Natural Gas: Tenant pays landlord.
3. Water: Tenant pays Landlord prorated share of total charged billed based on usages. This utility is on a master meter, each homesite has a separate sub-meter and all Tenants will be billed for usage at the rates posted by The City of Deming.
4. Trash Service: Tenant pays Provider and/or Landlord prorated share of total charged billed.
5. Sewer Service: Tenant pays Landlord prorated share of total charged billed based on usage.
6. Recurring Monthly Meter Fee, etc.: Tenant to pay Landlord a recurring \$15 fee per month due on the first day of each month.
7. Provider for Electricity is Excel Energy. You are to provide proof that you have transferred these utilities into your name within 10 days upon the execution of the rental agreement. Tenant will pay the provider directly. Should the provider bill the Park, you are to fully reimburse the Park by paying your prorated share or the providers total charges/rates of any/all charges billed/charged to the Park from any provider.
8. Provider for Gas is Thunderbird Park.
9. DO NOT place ANY items on or around any meter. If it discovered that you have any item on or around the meter you will be fined \$100 for each item per incident.
10. DO NOT obstruction any meter or the path to any meter. If it discovered that you have obstructed any meter or the path to any meter you will be fined \$100 per each incident.
11. A \$100 reconnection fee will be charged in the event that any utility has been disconnected.

Tenant(s) has Read, Acknowledged and Agrees:

_____ Signature	_____ Print Name	_____ Date
_____ Signature	_____ Print Name	_____ Date

Thunderbird Park

Driveway and Tree Disclosure

I/we the undersigned hereby acknowledge that I/we will be responsible for the cleaning, clearing, maintenance, repair, replacement, paving, sealing, and any/all expenses related to the maintenance of our driveway or parking area in front of our home. I/we further acknowledge that the Park did not install said driveway.

I/we the undersigned hereby acknowledge that I/we will be responsible for the maintenance, pruning, trimming, water, any trees on my lot and will remove any/all trees at my expense upon the written reasonable request of Park Management.

I/we agreed to indemnify and hold harmless the Park its officers, members, managers, employees and agents against any and all liability for injuries, damages and cost including attorney fees, resulting from or arising out of any action with this regard.

Tenant(s) has Read, Acknowledged and Agrees:

_____ Signature	_____ Print Name	_____ Date
_____ Signature	_____ Print Name	_____ Date

Mailbox Agreement

I/We agree to contact the US Post Office to make arrangements to secure a mailbox and confirm mailing address with the Park within 10 days from the date of the signing of this agreement.

Tenant(s) has Read, Acknowledged and Agrees:

_____ Signature	_____ Print Name	_____ Date
_____ Signature	_____ Print Name	_____ Date

Thunderbird Park

Plumbing and Sewer Line Disclosure

Should a plumbing problem arise at your residence, immediately contact the Park (either call or text) at 928-920-6911, **do not email**. Additionally, should it be determined that you are the cause of any plumbing problem, you will be billed onto your statement the total plumbing charges incurred by the Park plus any administrative fees. This amount will be due and payable immediately to the Park.

Please do not pour down any drain or flush down any toilet any of the following items:

1. Grease, fats or cooking oils
2. Feminine hygiene products, sanitary napkins, tampons, etc.
3. Paper towels or wipes
4. Excessive amounts of hair
5. Tea bags or Coffee grounds
6. Diapers
7. Fruit and Vegetable skins
8. Any hazardous material

Please note the above list is not a complete and if you are unsure about a specific item, please err on the side of caution and merely toss the questionable item in the waste basket and not down the drain or toilet. You MUST utilize a strainer at all sinks.

Tenant(s) has Read, Acknowledged and Agrees:

Signature

Print Name

Date

Signature

Print Name

Date

Thunderbird Park

Pride of Ownership and Good Neighbor Agreement

We ask that you always take the time to keep your home site clean and free/clear of any trash, clutter and/or non-permitted items pursuant to park rules and regulations. Please note the only items permitted outside of your home are patio furniture and gas barbeques, all other items are to be stored in your home or shed. Your efforts improve not only your home site but the Park as a whole.

As you know, it is the park manager's duty to routinely inspect the common areas, along with individual home sites to ensure that Tenants are complying with Park Rules and Regulations. A great deal of time and energy is devoted to these inspections and all in an effort to provide you with a peaceful and clean environment in which to live. Should you receive a notice asking you to comply with the park rules and regulations, we kindly ask the you remedy promptly and immediately.

We also graciously ask that you respect your neighbors by adhering to quiet times and refrain from loud noises, which includes your pets. On the subject of pets, we kindly ask that you always pick-up after them and not allow them to roam in our Park. Please be sure your pet is leashed at all times but never tied up. Also please be reminded that you are to seek prior approval/permission before you bring a pet into your mobile home/mobile home Park. Feeding stray cats, other stray animals and/all wild animals in the Park is prohibited. Therefore, it is not permitted to leave any food or water outdoors.

Finally, we ask that you only park your vehicles in your assigned designated area as per the Park Rules and Regulations and that you only maintain two (2) vehicles per household.

We look forward to partnering with you in maintaining a safe, peaceful, harmonious and beautiful Park.

Tenant(s) has Read, Acknowledged and Agrees:

Signature

Print Name

Date

Signature

Print Name

Date

Thunderbird Park

Pet Agreement

Written permission to keep a pet in the Park must be obtained in advance from the Park Management. We reserve the right to deny you a pet if there are an excessive number of pets in the Park at the time you seek permission for a pet or if the proposed pet appears to present a threat to the health and safety or the general welfare of the Park or its Tenants. Should you lose your pet or should it die, you must obtain prior written permission from us before acquiring another pet. Pets permitted in the Park are defined as a house pet that spends its primary existence within the mobile home. The types of pets permitted are small dogs, cats, small birds, such as parakeets and canaries, fish and other usual household pets approved by the Park. Small dogs are defined as those which, at maturity, will weigh no more than twenty-one (25) pounds and measure no more than fifteen (15) inches at the shoulder. Farm animals (i.e.: chicken, etc.), animals which are dangerous (i.e., pit bulls, etc.), exotic animals (i.e., snakes, etc.), are not allowed. Except for fish and caged birds (inside your mobile home), no more than a total of two (2) pets will be allowed per mobile home. The pet must be licensed and inoculated in accordance with applicable laws. You must submit evidence of such licenser and inoculation to us within seven (7) days of Park's request. Additional all pets must be spayed or neutered. Pets must be walked on a short leash. Pets are not allowed to run loose in the Park and any pet found running loose in the Park may be impounded and taken to Animal Control at pet owner's expense. Pets will not be allowed to cause any unreasonable disturbance or harm. If a Pet causes any unreasonable disturbance, annoyance or harm (including, without limitation, excessive barking, growling, biting or any other unreasonable noises or damage to property), permission to keep the pet may be revoked. Guests may not bring pets into the Park. No exterior pet housing is permitted in the Park. This includes, but is not limited to, any type of fence, confining barricade, cage or structure. Tying of pets outside of the mobile home or leaving pets unattended outside the mobile home or anywhere in the Park's common areas is prohibited. Regardless of the area, any excrement left by a pet must be picked up on a daily basis and disposed of within your mobile home or the trash collection facilities provided. If you or your pet does not comply fully with each of these rules, we may, in our sole discretion revoke our approval of the pet and require that the pet be permanently removed from the Park. We may also take the pet to the animal shelter or other similar facility.

Type of pet	_____	Name of pet	_____	Breed	_____	Date of inoculation	_____
Type of pet	_____	Name of pet	_____	Breed	_____	Date of inoculation	_____
Type of pet	_____	Name of pet	_____	Breed	_____	Date of inoculation	_____

Tenant(s) has Read, Acknowledged and Agrees:

Signature

Print Name

Date

Signature

Print Name

Date

Thunderbird Park

Mobile Home Title Agreement

Tenant agrees that at least one of the persons executing the rental agreement must be the “legal” or “registered” owner of record with the appropriate agency and a title transfer must be initiated twenty (20) calendar days from the date of the purchase. Subleasing is prohibited.

Please mail a copy of your title to the Landlord at **Thunderbird Park LLC, 647 Camino De Los Mares, Suite 108/70, San Clemente, CA 92673**

Tenant(s) has Read, Acknowledged and Agrees:

_____ Signature	_____ Print Name	_____ Date
_____ Signature	_____ Print Name	_____ Date

Thunderbird Park

Tips on how to Prevent Mold, Mildew & Fungi in Your Mobile Home/Homesite

Mold can become a problem in your home and/or homesite if there is moisture available to allow it to thrive and multiply. The following sources of indoor moisture that may cause problems are:

- House plants (watering can generate large amounts of moisture);
- Steam from cooking;
- Shower/bath steam;
- Wet clothes on indoor drying lines; and
- Water leaks, improper window caulking allowing water to intrude.

There are several ways in which your help can prevent mold growth in the future. The following list may be used as a guide:

A. Remove Excess Moisture

1. Dry out mops and cleaning utensils thoroughly before storing inside your mobile home.
2. Wipe down bathroom walls and shower doors immediately after bathing; allow towels to air out. Wash and dry towels often.
3. Wipe down any condensation from interior of windows and windowsills.

B. Keep Things Clean

1. Keep closets, dresser drawers – any place where mildew is likely to grow – as clean as possible.
2. Soil on dirty articles can supply enough food for mildew to start to grow when moisture and temperature is right.
3. Greasy films, such as those that form on kitchen walls, also contain many nests for mildew-causing growth.

C. Circulate the Air

1. When the outside is drier than the inside, ventilation allows the dry air to enter, take up excess moisture, and then be carried outside.
2. When natural breezes are not sufficient, use central air conditioning (fan only) and bath/laundry room exhaust fan(s) where available.
3. Poorly ventilated closets get damp and musty during continued wet weather, and articles stored in them are apt to mildew. Try to improve the air circulation by opening the closet doors. In addition, hang the clothes loosely so that air can circulate around them.
4. Dry all wet clothing (including clothes wet from rain or perspiration) before putting in the closet.

Tenant(s) has Read, Acknowledged and Agrees:

Signature

Print Name

Date

Signature

Print Name

Date

Thunderbird Park

Tips on how to Prevent Pipes from Freezing

Tenant agrees to take these precautions to prevent the risk of frozen pipes

1. Inspect Skirting

The skirting of the home is the primary barrier between the elements and your water pipes. Make sure to thoroughly check the skirting around each home to make sure there are no gaps or openings where the cold air can get underneath the home. It is important to do a thorough check because any gaps will cause the temperature under the home to drop quickly! Check the skirting around your mobile home before winter hits. Unless your mobile home has a foundation, you will have skirting around the bottom of your trailer. Do not just do a quick spot check. Look at the skirting around your entire home to make certain it is not falling down in any areas. You will also want to look for any openings in your skirting. Repair any damage you find before winter to keep cold air from breezing past the skirting and straight to your pipes.

2. Apply Heat Tape

Heating tape works like an electric blanket for pipes, supplying heat directly to the pipe to keep it warm during cold spells. This can be a good solution for short sections of pipe that are at high risk for freezing and are easily accessible so you can install the tape and can monitor it for problems. There are two types of heating tape. One type turns on and off by itself when it senses heat is needed. The other type must be plugged in when heat is needed and unplugged when not in use; it does not have an automatic or manual on/off switch. Much like a space heater, these products can be dangerous, so you must follow the product's direction and safety procedures exactly. Also Verify Heat Tape is Working. Heat Tape is a heated electrical wire that is taped or wrapped around the water lines and is used to prevent the water lines from freezing. As mentioned above some heat tapes use a thermometer and turn on automatically when the temperature nears freezing, some continuously heat the water line so it is important to make sure what kind you have. Make sure to plug it in after installation! Mice and other rodents also like to chew the wires and snuggle up against the warmth so it is important to thoroughly check the wires each summer before the winter months arrive.

3. Add Extra Insulation

Purchase insulation sleeves at your local hardware store. You can put sleeves around any pipes that are at risk for freezing from exposure to the elements. The sleeves and wraps can be easily placed around the pipes. Make certain the insulation fits as snugly as possible to prevent any wind from passing through to the pipe. Insulation can help keep a pipe closer to the temperature of the water inside the pipe, but it does not add heat to the pipe and will not prevent freezing if the pipe is exposed to prolonged freezing temperatures. Properly Insulating your Water Lines. Waterline insulation is affordable and is one of the best ways to prevent your lines from freezing. After installing your heat tape, simply wrap the insulation foam around the water lines.

4. Monitor the Forecast Regularly

Keep an eye on the temperature outside throughout the winter. You need to be especially concerned about your water pipes when the temperatures are expected to drop into the teens or lower. Watch the weather forecast at the beginning of each week so that you know which nights will be the coldest.

Thunderbird Park

5. Allow the Faucet to Drip

Leave one of your faucets on enough to drip. You probably do not want to let your water drip all day, so consider trying this step at night. Any pressure that forms in the water line can be relieved as a result of having water flow from one of the faucets.

6. Keep the Heater On

If you are leaving for a long period of time, make sure that the heat is kept on in your home. The heat does not have to be kept as high as you normally would keep it, keeping it set between 65 – 70 F is a good idea at all times. This should provide enough heat to keep the pipes warm and to prevent any water inside from freezing.

7. Keep Interior and Cabinet Doors Open

Pipes are often located in cabinets. When the temperature drops, it is a good idea to keep these cabinet doors open so that the heat from the rest of the house can keep the pipes warm as well. You should also keep all interior doors open so that the heat can flow throughout the home.

8. Seal up Cracks and Holes

Seal gaps around holes where pipes run through walls or floors, especially where the hole is letting in cold air. Use spray foam insulation to fill the gaps. If possible, seal holes on both the interior and exterior side of wall or floor. Cold outdoor air that gets in through holes and gaps can make a cabinet compartment, which is usually pretty cold, even colder.

Tenant(s) has Read, Acknowledged and Agrees:

_____ Signature	_____ Print Name	_____ Date
_____ Signature	_____ Print Name	_____ Date

Thunderbird Park

Public Awareness Message (Natural Gas)

Thunderbird Park provides the following information for the tenants of the facility in order to safely provide the transmission of natural gas through the master-meter gas distribution system.

Federal Regulations require that this notice be distributed to all Tenants and persons in charge or controlling the natural gas pipeline system. A written record of distribution should be maintained in the facilities Operations and Maintenance manual.

Purpose of the gas pipeline system: To safely distribute natural gas to the Tenants for use as an energy source for heating and cooking.

Reliability of the gas pipeline system: The natural gas pipeline system is maintained and operated by qualified park personnel, following the Operations and Maintenance plan requirements which are reviewed and updated annually and which are under the inspection of the State for compliance with the Federal rules and regulations.

Hazards of the gas pipeline system: The greatest concern in the distribution of natural gas as an energy source is the safety of our Tenants, gas leaks have a potential to be very hazardous mid-under certain conditions could cause harm, this is due to damage caused by corrosion, outside force, natural disasters, or equipment/component failure.

Preventive safety measures: As required by Federal regulations and outlined in the Operations and Maintenance plan, the Park has a yearly gas leak survey, all detected leaks are repaired, the main gas valve(s) are inspected/exercised to insure they are operable. As a routine part of maintenance, the natural gas system is patrolled, inspected for atmospheric corrosion, customer lines inspected, unused meter locations plugged, meter supports and pipeline components noted and corrections made as required. In addition, the gas pipeline system is cathodically (if applicable) protected against corrosion by the use of an impressed cathodic protection system (Rectifier) attached to the underground gas pipeline system. The cathodic system is inspected/surveyed on an annual basis and repairs/corrections made as required.

How the gas pipeline system can be damaged: Damage to the gas pipeline system can be caused by excavation, vehicular traffic; excessive loads on meter set assemblies, restricted access to main gas valves and meter set shut off valves could result in grave consequences in the event of emergency.

Measures to prevent damages: Without a doubt the greatest risk for damage to underground gas pipelines is caused during excavation, even a slight impact with the gas pipeline could cause damage, resulting in a leak. Notify park management before you dig, do not park vehicles near unprotected meter assembly sets, pipeline components that are protected by barriers. Do not remove meter supports or place objects on top of meter assemblies. Do not restrict access to gas valves or meter set shut off valves. Notify park management if you see any unprotected meter set assemblies or any other hazardous conditions regarding the natural gas pipeline system

Thunderbird Park

Recognizing gas leaks: Natural gas leaks can be detected using the senses of smell, sight and hearing. Odor, natural gas is colorless, odorless, tasteless and non-toxic. An additive is put into the gas supply to give it a distinctive odor (similar to rotting eggs or sulfur). An underground natural gas leak can destroy vegetation by starving the roots of air and water, an unusual dry patch of vegetation within an otherwise green area, could indicate the presence of a gas leak. Sound, blowing or hissing could indicate the presence of a gas leak. Bubbling water, gas leaks in flooded areas may cause bubbles as the gas rises to the surface. Fungus-like growth, gas leaks in valve boxes, manholes, etc., may develop a fungus-like growth that is generally white in color.

How to respond to a gas leak: When responding to a reported gas leak, insure there are no sources of ignition near the reported gas leak, matches, cigarettes, or any device that could cause a spark such as electrical switches, telephones (cell and land lines), doorbells, automobiles or other engines. Turn off gas if feasible, to report gas leak, call park management or park emergency number, inform park management of the situation and location of gas leak. Do not make phone call from where the gas leak is present.

How to obtain additional information: Call the Park office during normal office hours, for emergencies and after normal office hours call the same number, your call will be forwarded to the manager.

Other sources of information: Website of U.S. Department of Transportation, Pipeline and Hazardous Materials Safety Administration (<http://www.phmsa.dot.gov>)

Tenant(s) has Read, Acknowledged and Agrees:

_____ Signature	_____ Print Name	_____ Date
_____ Signature	_____ Print Name	_____ Date

Thunderbird Park

Public Education of Natural Gas

This notice is to remind all Tenants that as a general rule, if you are notified by park personnel that a hazardous gas leak may exist at the park, or if you find a hazardous gas leak at your mobile home site, you should take the following steps.

Leaks inside a building or mobile home get top priority.

If a leak is detected either in your mobile home:

Notify park management immediately.

Do not ring doorbells, answer telephones or turn on light switches.

All open flames should be extinguished immediately.

Do not smoke or light matches.

Ventilate your mobile home.

Shut off gas supply if possible.

Everyone is to leave the premises and go a safe distance away (about one block). Go on foot – no engines or sparks.

Once notified, the park personnel will take every action possible to protect life and property (in that order).

Leaks outside of mobile homes:

Notify Park Manager immediately.

Extinguish all open flames.

Follow instructions of park manager.

Tenant(s) has Read, Acknowledged and Agrees:

Signature

Print Name

Date

Signature

Print Name

Date

Thunderbird Park

Sample Tenant Objection Form

While we are attempting to ensure a harmonious Park atmosphere, sometimes incidents occur which may infringe on your enjoyment of the Park.

In order to remedy the situation, we request all complaints or suggestions to Management be in writing.

Type of Complaint

☐ Park Facilities

☐ Park Management

☐ Other Park Tenant

Is against a particular person:

Name:

Space Number:

What action do you think is appropriate?

Please be advised, because of repeated complaints, in extreme cases, an eviction proceeding may be initiated against an offending Tenant. In compliance with State Laws, it may be necessary to use this complaint for documentation purposes and therefore under this circumstance we may not be able maintain confidentiality.

I declare under plenty of perjury that the above is a true and correct statement.

Signature

Date

Print Name

Space Number

Thunderbird Park

Sample Home and Lot Improvement Application

Per your Rental Agreement and Park Rules and Regulations you are to seek prior written approval from the Landlord for any/all improvements. If applicable, attached all permits, plans and samples to this Application.

Tenant's Name: _____ Space # _____

Telephone # _____

Contractors Name: _____ License # _____

Telephone # _____

Type of Improvement:

☐ Painting ☐ Construction ☐ Landscaping ☐ Plumbing ☐

Other _____

List below in detail your proposed plan for improvement:

Applicant's Signature _____

Date _____

Office Use Only: ☐ Approved ☐ Denied

Date: _____

Thunderbird Park

Park Rules and Regulations

Purpose: The primary purpose of these Rules is to provide the Park and each Tenant a set of minimum standards of common responsibility, conduct, respect for each other and for the other members of the Park in compliance with the "Mobile Home Park Act", enacted by the Legislature of the State of New Mexico.

As set out in the accompanying Rental Agreement these Rules are an integral part of the various relationships, we all enjoy as a result of your living in this mobile home park. The Owners Landlord and Management of Thunderbird Park sincerely hope that you will enjoy a pleasant residency in the park. Your written suggestions will always be appreciated and will be given thoughtful consideration.

Rules Part of Rental: These Rules form a part of the Rental Agreement and are binding upon the Park and the Tenants. These Rules and the Rental Agreement shall be interpreted in a reasonable manner and may be modified to accommodate the special needs of individual Tenants. If you have a special need, please notify the Landlord.

Definitions: As used in these Rules, the following terms shall have the meanings indicated:

Park shall mean the mobile-home park in which the homesite is located.

Landlord or Owner shall mean management and its agent of the Park.

Homesite or space shall mean the real property rented to homeowner by Owner.

Resident or Tenant is any adult who resides in a mobile home, including all minor children which also reside there. Tenant shall not mean a spouse, or anyone of the age of 21 years or more, unless such spouse or adult has also signed a Rental Agreement. Additionally, any person who has a tenancy in a Manufactured Housing Park under a rental agreement and a person who lawfully occupies a mobile home at the park under a rental agreement with a homeowner. A prospective homeowner, purchaser or anyone else who has not been approved for tenancy at the Park shall not be deemed a Resident.

Guest shall mean anyone residing or visiting with a Tenant for 14 days or less. If any person resides in or occupies a mobile home for more than 14 days, such person shall be considered a trespasser and must then apply for residency or both that person and the Tenant will be subject to eviction proceedings.

Pet Owner is defined a person who owns, harbors, keeps, or knowingly causes or permits an animal to be harbored or kept or has an animal in his/her care or who permits an animal to remain on or about his/her premises. If it is determined by management that you are harboring an animal/pet you will be charged a pet fee without notice in the amount \$25 per month per animal/pet.

Thunderbird Park

Type of Park:

This is a non-age restricted park. Tenants of all ages are permitted provided the number of occupants of each mobile home will be in accordance with City, County, State, and/or Federal ordinance or directive.

Pets: The Park reserves the right to restrict the number or types of pets allowed. Pets may be prohibited solely at the reasonable discretion of the Park. No large aggressive breed dogs are allowed (i.e., pit bulls). Thunderbird Park retains/reserves the right to deny any pet. Each pet must be licensed and vaccinated in accordance with local laws. Tenant is allowed a maximum of 2 pets per space. All pets must be immediately registered with the Park. Such registration shall be kept current and any animal or pet found in the Park, which is not registered, will be removed. Such registration shall be on forms provided by the Park and it shall include a photograph of the pet. Only those Tenants who comply with the following Rules, and the State, County and City Animal Ordinance on a continuing basis shall be allowed to retain pets in the Park. Pets are to be kept within the Tenant's Space except when Tenant has pet on leash and is walking the pet. Dogs are to be on leash at all times. No pet is to be tied up and/or left outside of home. Any pet running loose/roaming without tags or other identification or determined to be stray animals and will be trapped and reported to Animal Control for the purpose of impounded, any/all cost to be paid by pet owner. Further the Tenant may be notified to vacate his/her space or give up his/her pet. Any Tenant may notify Animal Control of a pet that is running loose. All pets must be spayed or neutered. There will be no commercial breeding of pets permitted in the park. Pit Bulls, Pit Bull Mixes are not permitted. Tenant to pay a \$25 monthly recurring pet fee for each pet. Any excrement left by pet outside must be picked up immediately and disposed of by Tenant. Pets will not be allowed to cause any disturbance that might annoy other Tenants. If a pet causes any disturbance, annoyance or harm, such as barking, growling, howling, biting, or any other unusual noises which will annoy or cause harm a neighbor, permission to keep the pet will be revoked. Any Tenant may notify Animal Control of a pet disturbance. The Park is not responsible for any incidents involving pets. Any Tenant who does not follow the Park Rule and Regulation with regards to Pets, will receive a 5-day notice to correct the violation. If the violation is not corrected in the 5-day period, the Tenant will receive a written notice to remove their home from Thunderbird Park. Feeding stray cats, other stray animals and/all wild animals in the Park is prohibited. Therefore, it is not permitted to leave any food or water outdoors.

Lot Maintenance and Usage: In order to protect the mutual investment of the Tenant and the Park, Tenants are required to maintain their space and mobile home in a clean, attractive, and well-kept fashion at all times. Tenant must comply with the following:

ALL homes to have a space number at least 4 inches high on the front, clearly visible for identification and/or in case of emergency.

Tenant is responsible for the landscaping maintenance of their space and the sidewalk/street/parking area in front of their mobile home. Each Tenant must clear, clean, trim, mow, water, care and control the growth of all grass, plants, trees and shrubs; eliminate weed growth and cut and trim lawn whenever such trimming or cutting is necessary to preserve the appearance of the space and to avoid fire or other health and safety hazards. It will be the

Thunderbird Park

Tenant's duty to immediately remove any hazard created by plants, trees or excessive grass growth or weeds.

If a Tenant allows a lot to become overgrown, the Park will issue a written warning. If the Tenant fails to respond within 7 days, the Park may have the situation remedied at the Tenant's expense. Additionally, Tenants who do not maintain their spaces will face disciplinary actions that may include but not limited to a \$75.00 per month until the situation is fully remedied. Each Tenant shall clear his/her own yard, space, sidewalk, parking area, driveway of snow and ice during the winter months. The park is not responsible if failure to do so results in accident or injury. Fluids and oil dripping that risk damage to streets, parking area, driveway, or pavement must be repaired and/or cleaned by Tenant immediately. If wood chips, rocks, or pebbles are used as part of the landscaping, Tenant shall not permit such ground cover to spread or otherwise disburse into the street, sidewalk, driveway and must remove and clean up such ground cover from the street, sidewalk, driveway or neighbors' space immediately.

Tenant must seek prior written approval for any plans improve landscaping, plant, digging, etc. in their yard. When digging you must contact the Park and all the appropriate agencies so that placement of utilities or lines in pipes can be pointed out. If Tenant, his/her agent or contractor damages any such utility line or pipe, Tenant must repair such damage immediately at Tenant's expense. If Park is required to repair such damages because of Tenant's failure to repair the same, Tenant will be responsible for such repair bills and must pay the full sum, plus any/all administrative fees immediately due and payable.

Tenant understands that that Landlord and its agents are not responsible for any damage to your home or home as a result of Tenant's negligent, guest(s), or acts of God.

No fences shall be constructed except after written approval of Park. Any fence constructed without Park approval must be removed immediately upon notification by the Park. No commercial enterprises may be conducted in the Park without prior written consent of the Park. No peddling or solicitations are permitted at any time.

No fuel, oil, or other materials of explosive nature will be stored in any mobile home or any mobile home space under any circumstance with the exception of normal household products in normal and reasonable quantities.

The use of any furniture on the patio, porch or yard is prohibited unless it is outdoor patio furniture approved by Park. No overstuffed furniture, ironing boards, brooms, mops, freezers, refrigerators, washing machines, appliances etc., are allowed outside the mobile home.

No lines may be attached to the mobile home, trees, fences, sheds, etc. Clothing, bedding accessories, laundry, etc., may not be aired or hung out to dry.

Utilities: Tenant must comply with appropriate Federal, State, and Local requirements with regards to all wiring and plumbing inside or outside the mobile home. Tenant must obtain prior written approval from Landlord to make any alteration to existing Park wiring or plumbing. Such alteration will be at the expense of the Tenant. Tenant is to pay all utilities services; no

Thunderbird Park

utility service is included in rent rate. Landlord will provide utility connections only; Tenant is responsible to maintain the point of connection to the mobile home.

Landlord has the right to access each space whether or not Tenant is present to conduct inspections, read meters and maintain utilities

Natural Gas – The City of Deming provides natural gas. Any cost for the connection from the meter to the Mobile Home is the responsibility of the tenant. Thunderbird Park, does not guarantee an already existing gas line from the meter to the mobile home

Propane Gas – No mobile home in the park may use propane gas.

Electric– Tenants will need to establish these services/accounts with PNM prior to move-in. Thunderbird Park provides connections only, Tenants is to connect service to his/her mobile homes. Any cost for any connection from the meter to the Mobile Home is the responsibility of the tenant, not Thunderbird Park. Thunderbird Park does not guarantee these existing lines. Tenant is responsible for all cost connections of the mobile home to existing Park facilities and shall comply with current State/Local codes.

Trash, Water, and Sewer- Tenant will reimburse the Park for any/all utilities billed/charged to the Park by any/all providers their pro-rata share of the total billed/charged including applicable metered utilities. Tenant will also pay a \$25 monthly recurring meter fee.

Tenant will protect water service lines from freezing by use of heat tape and appropriate wrapping to include park pipes above ground. In addition, Tenant is required to heart tape and insulate all exposed water lines, meter pits/cans and meters, etc. Tenant will be responsible for any damage as a result of heat tape malfunction.

Tampering with utility service connections (plumbing, wiring, etc.) and other Park utility connections is strictly forbidden. The Park should be immediately informed of the malfunction of this equipment. Tenants should use care to dispose of biodegradable materials only through the drains and sewer system. Please refer to Plumbing and Sewer Line Disclosure.

Under no circumstances will the Park be responsible for any obligations contracted by Tenant for repair of maintenance to Park property regardless of the nature of the problem. If Tenant contemplates any action outlined above, he/she should notify the Park.

The utility pedestals (meter and utility hookups) must be accessible at all times. Any obstruction will result in \$100 fine plus administrative cost.

The Park is not responsible for any telephone, internet, cable TV, etc. issues which may occur. The Tenant should contact the appropriate service company. No Dish or satellite devise may be installed in front of any mobile home.

Mail: Handling of mail is a federal matter between Tenants and the U.S. government. If a

Thunderbird Park

Tenant finds mail that has been delivered incorrectly, the Tenant shall mark that mail “Not at this address” and return to the postal carrier or an official mailbox. For problems with a lost key, broken mailbox, or any other postal issues, the Tenant is to contact U.S. Postmaster/Office directly.

Trash Disposal: The dumping or disposal of any refuse other than inside your trash bin is strictly prohibited. Garbage, all waste materials, etc., must be bagged in plastic containers or wrapped and placed in the containers provided. No trash or garbage is to be left outside the mobile homes. No liquids in glass containers, motor oil, or any liquids are to be put into the trash bin. These items should be disposed of pursuant to all applicable laws. The Fire Code requires ALL trash and rubbish must be kept off yards for the safety of homes and families.

Aerials and Antennas: AM/FM, CB, and ham radio antennas are prohibited.

Yard Sales, Soliciting and Peddling: Yard Sales, Soliciting, peddling, or selling within the Park is strictly prohibited. It should be reported immediately to the Park.

Intoxicating Beverages: No person shall be intoxicated within the Park and no consumption of alcoholic beverages is allowed except in the Tenants home.

Drugs/Narcotic Use: Use of any unlawful drugs and narcotics in the Park is strictly prohibited and should be reported to the law enforcement agencies. Violation of this is reason for termination of your rental agreement.

Loud and Disturbing Noises are not permitted at any time. Sound equipment, musical instruments, automobiles, etc., should be kept at a level which will not disturb or annoy other Tenants. Loud parties will not be permitted.

Firearms: Absolutely NO guns (including BB guns) shall be carried or used in the Park at any time. Violators will be reported to the local authorities.

Fireworks: Are not allowed under any circumstances.

Illegal Activities: Any conduct by a Tenant or Guests of Tenant while within the Park which results in arrest by law enforcement officers or results in criminal charges constitutes a violation of Park Rules.

Vehicle Control:

Types of vehicles: A conventional passenger vehicle includes station wagon, family sedan, sports car, compact and any other vehicle approved by the Park. No heavily loaded trucks or buses, other than those delivering or removing mobile homes, are permitted inside the park. The streets and driveways were not built to accommodate such heavy traffic.

Speed Limit: For the safety and wellbeing of all Tenants, the speed limit shall be 5 miles per hour in the Park and all Tenants must cooperate in its enforcement. Absolutely NO racing is

Thunderbird Park

allowed in the Park. Eviction proceedings may be commenced immediately against violators of the speed limit, since speeding constitutes behavior that substantially endangers the wellbeing of persons or property in the Park. Violators will be reported to the proper authorities.

Guest Parking: Tenant's guest may not park their vehicles in front of any mobile home as these areas are designed for Tenants, nor on vacate lots. Guests are to park outside of the Park.

Parking: Tenants may park only two (2) conventional passenger vehicles in front of their home and cannot extend into the neighboring space. Tenant is to park closest to the curb as possible to permit access to emergency and service vehicles.

Legal Requirements: All motorized vehicles must meet state legal requirements in order to be operated in the Park, including insurance.

Inoperative, Stored or Junk Vehicles: No unused or noisy, unsightly or partially dismantled vehicles will be allowed in the Park. In addition to current tags and insurance, a vehicle must have 4 full tires and be moved periodically and clean at all times. NO weeds may be allowed to grow under and around a vehicle. The Park will issue citation on these types of vehicles in that are violation. The Tenant/vehicle owner will have five (5) days to remedy the situation, then the vehicle will be towed/removed at the Tenant's/vehicle owner's expense.

Repairs: Repair or painting of any vehicle at the Tenant's space or on the streets anywhere in the Park is strictly prohibited, other than minor maintenance which take more than one (1) hours.

Car washing: Not permitted in the Park.

Insurance: All motorized vehicles operated in the Park must have public liability and damage insurance. The Park may prohibit the operation of a motorized vehicle in the Park if, upon request of the Park, proof of such insurance of the vehicle cannot be obtained or provided by Tenant. Any such uninsured vehicle shall not be driven in the Park again until proof of insurance is provided.

Motorcycles, etc.: The operation of motorcycles, motor scooters, minibikes, and Mopeds, etc., in the Park are generally prohibited.

Recreational Vehicles: Recreational vehicles, campers, trailers, motor homes, boats, etc., may not be parked or stored in the Park nor on the Tenant's space or in the street nor Tenant's parking area.

Right of Enforcement: The Park reserves the right to forbid entry into the Park of any vehicle which has been driven or parked in violation of the Rules.

Responsibility of Children: Children are the responsibility of the host Tenant, whether the Tenant is a parent, grandparent, baby sitter, etc., and whether the child is an occupant or a guest. Children must be quiet and orderly and not be allowed to play in the street, on other Tenant's

Thunderbird Park

property, or on vacant spaces other than those designated by the Park, or do anything that might be cause for complaint. Tenants must acquaint children with the Rules.

Bicycle riding is permitted; however, all Tenants and Guests are required to use caution and obey vehicle traffic regulations. Children age 12 and younger must be accompanied by adult when bicycle riding in the streets.

Absolutely NO rock throwing or ball throwing which might hurt other Tenants or Guests and cause property damage.

Sale of Mobile Home: All Prospective purchasers must register with the Park prior to the time of the purchase. The Park reserves the right to approve any prospective purchaser who intends to become a Tenant

The Park may unconditionally refuse to approve any purchaser of a mobile home who does not register prior to purchase. Registration shall include the signing of a Rental Agreement and plus all residency documents.

With Landlord prior written approval, Tenant may place no more than one "for sale" sign upon his mobile home provided that the size of such sign cannot exceed 144 square inches. No sign of any other kind is permitted without Landlord's prior written approval.

The Park may require that a mobile home be removed from the Park upon sale if the mobile home is in a rundown condition or in disrepair.

Subletting of mobile home: Tenant cannot assign or transfer his/her rental agreement nor sublease his/her space or mobile home without prior approval/permission of the Park.

Mobile Home Title: Tenant must provide copy of their mobile title within twenty (20) calendar days from the date of the purchase, evidencing that at least one of the persons executing the Rental Agreement is the "legal" or "registered" owner of record. Additional Tenant is to provide proof of mobile home insurance wherein the Park is listed as an additional insured.

Mobile Home Variations in size are permitted according to lot size restrictions, at the discretion of the Park.

Accessories and Standards for Their Construction: The following accessories and equipment must be provided if indicated. All accessories must be completed in a workmanship like manner by a licensed contractor, and must be permitted by the city before construction is complete. The Tenant is solely responsible for the construction of the accessories and hereby acknowledges that any inspection done by the Park is for the sole purpose of determining if the construction meets the aesthetic requirements of the Park. The Park has no duty and will not inspect the accessories or construction for safety or fitness.

Thunderbird Park

Minimum Accessories:

Skirting: Appropriate skirting that is approved by Park must be installed completely around the mobile home and around decks, porches, etc. within thirty (30) days after the arrival of mobile home in the park and maintained at all times.

Steps/Decks: Steps or a deck with step access must be provided at the front entrance to the mobile home. Decks or steps must be raised to the level of the entrance to the home.

Permissible Accessories: Other accessories may be permitted if approved in writing by the Park prior to their construction. If an accessory is constructed without Park approval, the Tenant must remove the accessory from his/her space (at Tenant's expense) upon notification by the Park.

Storage Sheds and Storage: A storage shed may be present and approved by the Landlord upon lot when rented which is the responsibility of the Tenant to properly maintain and/or repair at Tenant's expense. Landlord is not responsible for any losses or damages to Tenant's storage shed. City ordinances require a shed to be at least six (6) feet from a mobile home or any structure to prevent fire hazard. Any expense incurred by Park to restore shed upon Tenant vacating space may be withheld from lot deposit and/or added to Tenant's final billing.

Tenant will ensure that all tools, equipment, materials, appliances, bicycles, etc., are stored in your home or storage shed. Only items permitted outside your home are patio furniture and gas/propane grills. No open fire other than gas grills are allowed within the park. No charcoal grilling is permitted.

Compliance with Building Code, Laws, etc.: It is recommended that licensed contractors install accessories. Improvements or accessories constructed or installed by a Tenant must comply with existing codes. All Federal, State and Local laws and regulations/ordinances shall be obeyed by the Tenants and their Guests at all times.

Management reserves the right to add to or alter these rules and regulations as circumstances require and as necessary for the safety and care of the Park and for securing the comfort, peace, and quiet convenience of all Tenants. The Tenants observe and comply with all such rules as the management may prescribe on written notice to residents. The failure by management to enforce any rule or regulation of the Park or the failure to insist in any instance on strict performance of any requirement herein, shall not be construed as a waiver of these Park Rules and Regulations. The provisions of these rules and regulations shall be severable; if any provision is held invalid or unenforceable by any court or law for any reason whatsoever, the remaining provisions shall not be affected and shall be in full force and effect. These rules will be enforced by Management to insure the health, safety, welfare, comfort, peace, and quiet convenience of each resident in the park. Any Tenant who violates these rules and regulations will have their rental agreement cancelled/terminated and will be evicted from the park.

Tenant acknowledges having read and understands all the stated rules and regulations and hereby agrees to comply with each and is in full agreement with these guidelines being an integral part of the Rental Agreement and incorporated hereto between Landlord and Tenant. Tenant

Thunderbird Park

acknowledges receipt of a copy of these Park Rules and Regulations for Tenant's record. Tenant acknowledges that violations, breach or default of these Park Rules and Regulations, whether singular or several, will be grounds for termination of the Tenant's lease and will result in eviction from the park upon three-day notice of such violation, breach, or default given by management.

Tenant(s) has Read, Acknowledged and Agrees:

Signature

Print Name

Date

Signature

Print Name

Date

Thunderbird Park

Crime-Free Rental Agreement Addendum

In consideration of the execution or renewal of rental of the dwelling unit identified in the Rental Agreement, Owner/Landlord and Tenant agree as follows:

1. Tenant, and any member of Tenant 's household, guest(s) or other person(s) under the Tenant 's control shall not engage in criminal activity, including drug related criminal activity. "Drug related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Sections 1 through 42 of the Controlled Substance Act. [30-31-1 N.M.S.A.I).
 2. Tenant, and any member of Tenant 's household, guest(s) or other person(s) under the Tenant's control shall not engage in any act intended to facilitate criminal activity, including drug related criminal activity, on or about the said premise.
 3. Tenant, and any member of Tenant 's 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. Tenant, and any member of Tenant 's household, guest(s) or other person(s) under the Tenant's control shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance whether on or about the dwelling unit or premises.
 5. Tenant , and any member of Tenant 's household, guest(s) or other person(s) under the Tenant's control shall not engage in any illegal activity, including but not limited to prostitution, criminal street gang activity, threatening or intimidating, assault, or the unlawful discharge of firearms, on or about the dwelling unit premises, or any breach of the rental agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his/her agent or other tenant or involving imminent serious property damage.
 - 6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE RENTAL AGREEMENT AND GOOD CAUSE FOR TERMINATION OF TENANCY.**
 7. 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 rental agreement as set forth in the "Uniform Owner-Resident Relations Act" 47-8- 1 NMSA. Unless *otherwise* provided by law, proof of violation shall not require a criminal conviction, but shall be by a preponderance of the evidence.
 8. In case of conflict between the provisions of this addendum and any other provisions of the rental agreement, the provisions of the addendum shall govern.
 9. This Rental Agreement Addendum is incorporated into this Agreement executed or renewed on the date the Rental Agreement is executed by and between Owner and Tenant.
- Tenant(s) has Read, Acknowledged and Agrees:

Signature

Print Name

Date

Signature

Print Name

Date

Thunderbird Park

SAMPLE RENTAL AGREEMENT

This rental agreement is made and entered into on TBD, 2023, for mobile home space located at 907 N. Atkinson Ave., Space # TBD, Roswell, NM 88201, by and between Thunderbird Park (hereafter "Landlord" or "Park") and TBD (hereafter "Tenant"). This rental agreement is a binding legal document. By signing it, you and the Landlord agree to be bound by everything it contains. You also agree to follow all Park Rules and Regulations that are contained in a separate document and incorporated into this Rental Agreement.

Term of Agreement

The term of this Rental Agreement (herein "Agreement") is one (1) month and shall commence on TBD, 2021 and end on TBD, 2023, thereafter, it is a month-to-month tenancy. Upon expiration of this term, this Agreement shall automatically renew on a month-to-month basis unless either party provides advance 30 day written notice of termination.

The Tenant agrees to pay rent for the premises in the sum of Four Hundred Seventy-Five Dollars (\$475) per month, payable, without demand, in advance on the first (1st) day of each month following Tenant's occupancy of the premises at the above listed mobile home space.

Tenant shall be in default if the rent is not paid on the first (1st) day of each month during the tenancy. If the above rent is not paid on the first (1st) day of the month, a late fee of ten percent (10%) of the rent rate will be charged if rent is not received by the 5th day of each month and will be due and payable immediately.

If the first (1st) falls on a weekend, payment must to be paid in advance of the 1st day to avoid late fees. Payments are to be mailed to Thunderbird Park LLC, 647 Camino De Los Mares, Suite 108/70, San Clemente, CA 92673.

If rent is not paid in full by the third (3rd) of the month, the Tenant is required to call 928-920-6911 to state their intent and shall voluntarily vacate the premises by the third (3rd) day of the month, and in no event shall rent be paid after the sixth (6th) of the month.

If Tenant is issued three (3) notices to vacate in a 12-month period due to nonpayment of rent, the Agreement will be terminated and the security deposit will be forfeited as damages.

Tenant shall make payment for the rent by either on-line or cash pay options, check, money order or cashier's check made payable to Thunderbird Park LLC. Cash is never accepted. There will be a Thirty Dollar (\$30) NSF charge on all payments/checks returned for insufficient funds. A late fee will be applied to all returned checks.

Tenant agrees all payments will first be applied to prior balances and then applied to current charges, regardless of whether the Tenant designates payment as rent.

Thunderbird Park

Other Charges:

Tenant to pay a \$25.00 monthly recurring administrative fee for each pet kept on the Premises. All pets must be spayed or neutered with current vaccinations. Aggressive breeds are expressly prohibited.

Tenant to pay a \$25.00 monthly recurring administrative fee for meter reading, etc.

Tenant to pay \$25.00 administrative fee for untimely payment of gas charges and fees. Gas charges are due on the 1st day of each month and consider late if not paid by the 5th day of each month, \$25 fee will be charged on the six (6th) day of each month and is due and payable immediately.

Monthly rent and fees may be increased if written notice of increase is delivered to the Tenant by email, mail or posting. The notice shall be 60 days, or as required by law.

Tenant is to Pay for All Utilities

In addition to base rent, Tenant shall pay when due all charges incurred for water, sewer, trash, gas and electricity, and all other utilities to the Park or appropriate agency. Should the Park be charged for any/all Tenant usage for any/all utilities, each Tenant is to pay their prorated share and/or usage of the total amount billed/charged/due and payable immediately to the Park.

Security Deposit

On execution of this Agreement, the Tenant will pay Landlord a Security Deposit in the sum of Four Hundred Seventy-Five Dollars (\$475), receipt of which is acknowledged by Landlord, as security for the full and faithful performance by Tenant of this Agreement. Tenant agrees that any past due rent or other past due charges will be deducted from the security deposit at the time this Rental Agreement is terminated. Tenant shall notify the park, in writing, of forwarding address for return of the security deposit. Failure to do so within thirty (30) days of vacating the Park will be construed as a waiver of Tenants right to return of the security deposit.

Occupancy

Tenant agrees that the premises shall be occupied by no more than two (2) persons per bedroom plus one (1). The premises are for Tenant purposes only. Soliciting, commercial uses, babysitting, jewelry making, pottery making, or unlawful uses of the mobile home is not permitted. Tenant shall not undertake any illegal activity, especially the use, transfer, possession or creation of illegal drugs, in or about the mobile home and shall not allow any such activity in or about the premises. It is the policy to evict any Tenant involved in any illegal activities, including, but not limited to, drug-related criminal activity. It is also agreed that Tenant shall not have any parties that disturb the neighbors or cause any damage to the dwelling. If Tenant holds any such party, Tenant will voluntarily leave the premises immediately; in the event Tenant does not voluntarily leave, the Landlord will evict immediately. It is the policy to evict any Tenant that is arrested for any reason. If arrested, the Tenant will be in default and shall vacate the premises immediately and the security deposit will be forfeited as damages. Tenant agrees that Tenant is renting the premises with the number in the family as indicated above and those listed on the application only. No other people are allowed to live on the premises. If Tenant is not present, no guests may occupy or otherwise use the residence.

Thunderbird Park

Type of Park and Zoning

Residency in the Park shall be limited as provided in the Park Rules and Regulations. The Park is currently zoned "MHC-Mobile Home Community" and is a non-age-restricted park.

Weatherization

Tenant is responsible to weatherize and maintain weatherization of the entire home and home site at all times.

Environment

The Tenant assumes liability for any and all environmental issues of whatsoever nature discovered on these premises during the term of the term of this Agreement or caused by the Tenant's use of the premises.

Park Rules and Regulations Addenda Crime Free Addendum

Incorporated to this Rental Agreement: A copy of the present Park Rules and Regulations are attached and made a part of this agreement. Tenant agrees he/she and all family members, household members, invitees, and guests will comply with all such Park Rules and Regulations and any additional rules and regulations as may be propagated from time to time. Tenant, by signing this agreement, acknowledges receipt of the Park Rules and Regulations. Park Rules and Regulations may be amended after a reasonable time with prior written notice to Tenant. The effective date of the rule change may be contained within the notice, but if no effective date is contained, the effective date shall be sixty (60) days from the date of the notice, or as required by law. Upon the effective date, the amended Park Rules and Regulations shall become part of this Rental Agreement and shall then be binding on the parties to this Agreement.

Crime Free Addendum: Tenant has entered into a Crime Free addendum that is attached and incorporated. If Tenant violates the Crime Free Addendum, or otherwise commits or allows to be committed in the Park a substantial violation as defined in the New Mexico Owner/Resident Relations Act 47-8- 3(S), the Park may terminate this tenancy with a three-day substantial violation notice.

Acceptance and Use of Home Site

Acceptance of home site: Tenant agrees that he/she has inspected the subject manufactured home and home site and hereby accepts the same in its present condition and state. He/she acknowledges that no representation, warranty, or statement, whether expressed or implied, has been made by or on behalf of the Landlord as to any condition or improvement. In no event shall the Landlord be liable for any defect in the home or home site or for any limitation on its use.

Maintenance and use of home site: Tenant agrees to maintain the manufactured home and home site in such a manner that is clean, clear and aesthetically pleasing to the Landlord. Tenant shall comply with all Park Rules and Regulations relating thereto. Tenant shall not permit any use of the home or home site, or conduct any activity thereon, which is inconsistent with Park Rules and

Regulations, which is illegal, or which violates use of home site as a residence. No business shall be conducted from the home site without prior written permission of the Landlord.

Thunderbird Park

Entry upon Tenant 's Home Site:

Tenant hereby acknowledges that the Landlord has a right of entry upon the home site to maintain utilities and protect the Park and complete meter reading when necessary.

Performance by Landlord of Tenant's Obligations:

In the event Tenant should default or fail to perform any duties or obligations of this Rental Agreement or of the Park Rules and Regulations, then the Landlord after reasonable written notice and to protect the Park, may enter onto the home site and cure any default or failure to perform. Tenant agrees to pay all costs and expenses incurred to cure such default, the payment to be made by Tenant on the first (1st) day of the month following receipt by Tenant of a billing statement. Failure to make such payment in a timely manner shall be a default resulting in the assessment of late fees as described in paragraph 2, and shall subject Tenant to all other remedies for default based on non-payment of rent.

Assignment or Subletting

Tenant cannot assign or transfer this agreement, nor sublet the home site or any manufactured home located thereon unless it is so specifically provided in the Park Rules and Regulations. Any such assignment or sublet contrary to this agreement shall constitute a default and subject all parties to remedies available for a default.

Sale of Manufactured Home

Tenant may sell his/her manufactured home while it remains in the Park only upon compliance with conditions set forth in the Park Rules and Regulations.

Termination and Notice

By Tenant: Tenant may terminate Tenancy with proper written notice thirty (30) days in advance of the termination. The Park must receive notice such that the Park receives at least one full calendar month in advance. If Tenant vacates without proper written notice, Tenant shall remain liable for all rents until the date of proper termination or the space is relet, whichever is less. Landlord reserves all remedies for any breach of this agreement as allowed by law. No provision in this agreement shall be construed as limiting the Landlord's rights or any election of remedies.

By Landlord: The parties agree Landlord may terminate this agreement as provide by applicable law at any time.

Default and Alternative Dispute Resolution

Grounds for Default: Failure of Tenant to perform or abide by any obligations or conditions of this Rental Agreement or the Park Rules and Regulations shall constitute default. After a default or failure to comply with a notice to quit, the Park may commence eviction proceedings.

Thunderbird Park

Remedies: Park shall have the right to pursue all remedies available to it by terms of this Agreement and by law. Nothing in this Agreement shall be construed to limit any remedies to which the Park may be lawfully entitled.

Non-waiver: No failure of the Park to insist on strict performance of the terms of this Agreement, of the Park Rules and Regulations, or of provisions of law, and no acceptance of partial performance or partial payment of amounts due, shall ever constitute a waiver of default or breach any of the Park's rights and remedies for default.

Alternative Dispute Resolution: The Tenant has a right to request alternative dispute resolution of any dispute with the mobile home park owner or management if such a request is made prior to Park's filing court action, except for disputes over non-payment of rent or in the case of public safety emergencies.

Lien

Landlord is hereby expressly granted a lien in every right, title, and interest of the Tenant on any manufactured home or improvement on or hereafter placed on the subject mobile space, and on any and all furnishings, equipment, fixtures, vehicles, or other personal property of any kind or type belonging to the Tenant, including any equity interest of the Tenant herein. This lien is granted for the purpose of securing prompt payment of payments, charges, damages, or claims herein agreed to be paid by the Tenant and for the purpose of securing all other performances of the Tenant's obligations under this Rental Agreement. The Tenant further agrees not to move the manufactured home, or any personal property, until all amounts due under this agreement have been paid.

Indemnification and Risk of Tenant

Indemnification: To the extent not caused by the negligence of the Park, Tenant shall indemnify and hold Park harmless from and against any and all liabilities, penalties, damages, expenses (including attorneys' fees and court costs), costs and judgements by reason or claim of injury to persons or real property or personal property of any nature whatsoever arising from the use, occupation, or control of subject mobile home by Tenant. Park shall not be responsible to Tenant, or his family, friends, visitors, or guests for any damages or claims resulting from the use of Tenant's personal property or space or any use of common areas including, but not limited to roadways, etc. Tenant assumes all liabilities, of any nature whatsoever, which may arise from maintaining and owning personal pets. This paragraph is not intended to be nor shall it be construed as an attempt by the Park to avoid its legal obligations under the New Mexico Mobile Home Park Act or any other applicable law, nor should it be construed as a waiver of any rights reserved to Tenant under the New Mexico Mobile Home Park Act or any other applicable law.

Risk of loss: Tenant expressly assumes the risk of any loss to Tenant's mobile home, vehicles, and all other personal property whether resulting from fires, explosions, the negligence of Tenant or any third party, or any natural elements of forces.

Thunderbird Park

Risk of Investment: Tenant understands and agrees that the variable inherent in a mobile home investment include, among others, risk of obsolescence, changes in demand, location, mobile home maintenance, wear and tear, age, technological advances, interest rates and terms, economic climate and development, neighborhood changes, and many other factors beyond the control of the Landlord. The value of the Tenant's mobile home will most probably decline in the future. Tenant further understands that the law allows Tenant to terminate this Rental Agreement at any time after the initially term and move the mobile home out of the Park with thirty (30) days written notice. In consideration of this Agreement, Tenant waives, discharges, release, and holds harmless the Park, Landlord, Management Company of and from any and all claims, damages, liabilities, and judgements resulting from or arising out of economic loss, diminution in market value, or depreciation of Tenant's mobile home, accessory structures, equipment, or any other improvements, including lack of demand therefor, which may result in the future. Tenant's waiver shall include any claims or losses resulting from or arising out of Landlord's refusal to approve any purchaser of the mobile home as a Tenant of the Park, or the exercise of any of Landlord's rights hereunder or under any local, state, or federal statute, law, ordinance, rule, or regulation. This waiver does not relieve Landlord of any legally imposed duty of care as to injury or property damage. Park provides only moderate-cost housing opportunities for homeowners. Landlord is not warranting or representing that Tenant's mobile home will appreciate in value or that Landlord will take any steps to preserve or enhance the value of the mobile home.

Non-liability of Park: To the extent not caused by the negligence of the Landlord, the Landlord shall not be liable for failure of supply of water, gas, electricity, or flow of sewerage, nor damage to the Tenant's person or property resulting from such failure. From time to time, Landlord may interrupt water, gas, sewerage, or electric service to repair lines or make other repairs that require service interruption that he/she deems necessary in his/her sole discretion. In such cases no prior notice to Tenant is required and Tenant hereby waives any and all claims for damages resulting thereof. To avoid damage to the Tenant's water heater in the event water service is shut off, Tenant is encouraged to install a check valve at the water heater to protect from water back flow. It is recommended that Tenant plug electronics into a surge protector.

Not a Security Park: Tenant acknowledges that Park is not a "security" Park. Landlord has not made any representations or warranties to Tenant that Park is secure from theft or other criminal acts perpetrated by any Tenant of the Park or any other persons. Tenant agrees to assume all responsibility to protect Tenant's home, person, and property from theft or any other criminal acts perpetrated by any Tenant of the Park (including guests of other Tenant s) or any other persons. If from time-to-time Landlord provides any security devices, these services are only for the protection of the Landlord's property, and will not constitute a waiver of or in any way waive this disclaimer. Landlord does not have a duty to provide security devices for Tenant's protection of for protection of Tenant's property.

Liability of Tenant and Insurance

Tenant shall maintain adequate insurance coverage to protect against any and all losses suffered by Landlord, Tenant, or any third party, resulting from fire, theft, all manner of accidents arising from the maintenance and care of the mobile home and home site, or the negligence of Tenant, his

Thunderbird Park

family, friends, servants, and guests. Landlord, for and in consideration of this Rental Agreement and the premises, hereby agrees and covenants with Tenant that Landlord shall not be liable for any damage to persons or property arising from any cause whatsoever, which shall occur in any manner in or about the said premises, and Tenant hereby agrees to indemnify and hold harmless Landlord from any and all claims and liabilities for damage to persons or property arising from any cause whatsoever, which shall occur in any manner in or about the said premises. Tenant hereby agrees and covenants to indemnify and hold harmless Landlord from any and all claims and liability for any damage to the said premises, or to any property or effects therein or thereon. Tenant further agrees to carry fire and extended coverage for loss by fire or other calamity to the contents located on the premises and agrees to indemnify and hold harmless Landlord from any loss. Tenant is obligated to carry property and liability insurance coverage and shall name Landlord on the policy as an additional insured. Tenant shall/must deliver a copy of the declaration page of policy of insurance within 10 days from the execution of the rental agreement.

Attorney and Paralegal Fees and Costs

If Landlord employs an attorney and/or a paralegal to enforce any of the terms of this Agreement or of the Park Rules and Regulations, or delivers notices to quit, Tenant agrees to pay all attorney and/or paralegal fees for all such services performed even if formal or legal proceedings are not commenced. Tenant shall also pay all costs and expenses incurred in enforcing this Agreement or the Park Rules and Regulations.

Notice

Tenant shall give notice to Landlord by mailing a copy to the Landlord's Office at Thunderbird Park LLC, 647 Camino De Los Mares, Suite 108/70, San Clemente, CA 92673, 928-920-6911 or emailing to Livingwellteam1@gmail.com.

Entire Agreement

This Agreement and the Park Rules and Regulations attached contain the entire contract between parties and cannot be changed or terminated except by written Amendment or Notice as provided herein. No person or individual has authority to modify this Agreement in any way unless such modification is in writing and signed by all parties hereto. Each provision of this Agreement is separate and distinct and individually enforceable. In the event any provision is declared to be unlawful, the enforceability of all other provisions shall not be affected. Time is of the essence. The rental agreement will be exempt from any ordinance, rule, regulation or initiative measure adopted by any local governmental entity which establishes a maximum amount that a landlord may charge a tenant for rent.

Rental Incentives

The parties agree that if Tenant received any rental incentives or other move-in promotions. Those are expressly conditioned upon Tenant's performing all obligations under this Agreement. Any breach by Tenant of his/her obligations under this Agreement, the Park Rules and

Regulations, or any other agreement between the parties, will result in the forfeiture of the incentive, and will require Tenant to repay incentives received.

Thunderbird Park

Address of Park: 907 N. Atkinson Ave., Roswell, New Mexico 88201

Landlord/Owner's Contact Information

Tenants shall mail any/all notices and payments or wishing to appeal a manager's decision to the Owner at the following contract information: Thunderbird Park LLC, 647 Camino De Los Mares, Suite 108/70, San Clemente, CA 92673, 928-920-6911 or email notices to Livingwellteam1@gmail.com.

Information Particular to This Tenant

Description of mobile home:			
Make		Model	
Year		Vin#	
Width		Length	
Financing for mobile home			
Lender Name			
Loan #			
Address			
City, State, Zip			
Phone Number			
Fax Number			
Email Address			

Tenant(s) has Read, Acknowledged and Agrees:

_____ Signature	_____ Print Name	_____ Date
_____ Signature	_____ Print Name	_____ Date
_____ Signature	_____ Agent for Thunderbird Park Print Name	_____ Date

Thunderbird Park

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting and/or buying pre-1978 housing, home owner must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenant must also receive a federally approved pamphlet on lead poisoning prevention.

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) **Unknown** Lead-based paint and/or lead-based paint hazards are present in the housing (explain). N/A

(ii) Park has no knowledge of lead-based paint and/or lead-based paint hazards in the house.

(b) Records and reports available to the Park (check (i) or (ii) below):

(i) **None available. Unknown** Park has no reports pertaining to lead-based paint and/or lead-based paint hazards in the house (list documents below). N/A

(ii) Park has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment

N/A Tenant has received copies of all information listed above.

(initial) _____ Tenant has received the pamphlet Protect Your Family from Lead in Your Home.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Signature

Print Name

Date

Signature

Print Name

Date