



Vancouver Management, Inc., 461 West Lytle St., Fostoria, OH 44830, Phone 419-435-1994 • Fax 419-436-9995

Website: www.westgateflaghomes.com

Residential Rental Application –Your application may not be processed until all lines have been completed as requested. All information provided herein is held in strictest of confidence. Management reserves the right to deny residency to anyone at their discretion.

The approval for residency expires at the end of a 3-month timeframe. Once residency is established, a copy of the mobile home title showing that you are the owner is required to be submitted to the office within 30 days from time of purchase.
Current lot rent includes trash pickup and is due the first of each month. Late fees apply as noted: \$10 if received after the 5th of the month; \$25 is received after the 15th. Water is billed to the residents separately; payable to Westgate Village with lot rent. A deposit equal to the current lot rent plus the first month lot rent is payable at the time of lease signing. Units are for single family dwelling use only. **Rental and Sub-leasing is prohibited.**

PRIMARY APPLICANT: LOT # you are applying for: _____ Establish Residency Date: _____

Are you applying for Flag Home Sales, Inc. Financing? Yes No

If no: How will you be financing the home? _____

If yes: Amount to finance \$ _____ # of years _____ Down payment \$ _____

Have you ever applied for residency or been a resident of Westgate Village Yes No When? _____

Have you ever applied for residency or been a resident of Riverview Terrace (Findlay) Yes No When? _____

Have you ever applied for residency or been a resident of Deer Ridge (Findlay) Yes No When? _____

Have you ever applied for residency or been a resident of Chateau East (Findlay) Yes No When? _____

Have you ever been asked to terminate your residency elsewhere, been evicted, or had forcible entry charges brought against you?

Yes No When? _____ Where? _____

Last Name Middle First Name

Social Security # Date of Birth Contact #

Primary Applicant Residence History (minimum of 3 years residence history):

Own Rent Live w/parents Other _____

Present Address - Street City State Zip Code From: _____ To: _____
(Length of Residency)

Present Landlord or Mortgage Holder Telephone # \$ _____ Rent/Mortgage Amt. Reason for moving

Previous Address - Street City State Zip Code From: _____ To: _____
(Length of Residency)

Previous Landlord or Mortgage Holder Telephone # \$ _____ Rent/Mortgage Amt. Reason for moving

Previous Address - Street City State Zip Code From: _____ To: _____
(Length of Residency)

Previous Landlord or Mortgage Holder Telephone # \$ _____ Rent/Mortgage Amt. Reason for moving



Primary Applicant Employment History (minimum of 3 years employment history):

Please provide a copy of last year's W-2, the most recent pay stub, or other source of income document.

Present Employer		Contact Name			Contact Phone #	
Street Address	City	State	Zip Code	From: _____ To: _____ (Length of Employment)	Occupation	Annual Income
Previous Employer		Contact Name			Contact Phone #	
Street Address	City	State	Zip Code	From: _____ To: _____ (Length of Employment)	Occupation	Annual Income
Previous Employer		Contact Name			Contact Phone #	
Street Address	City	State	Zip Code	From: _____ To: _____ (Length of Employment)	Occupation	Annual Income

Primary Applicant Other/additional information or source of income:

You need not reveal alimony, child support or separate maintenance income if you do not choose to have such considered in the basis for credit.

Other Monthly Income: \$ _____ Source: _____ Provide documentation

Other Monthly Income: \$ _____ Source: _____ Provide documentation

Primary Applicant - Please provide two Personal References:

_____	_____	_____	_____
Name	Address	Contact Number	Relationship
_____	_____	_____	_____
Name	Address	Contact Number	Relationship

Have you ever been convicted of a felony? Yes No When? _____

Explain: _____



(Primary Applicant Name) _____

CO-APPLICANT: LOT # you are applying for: _____ Establish Residency Date: _____

Are you applying for Flag Home Sales, Inc. Financing? Yes No

If no: How will you be financing the home? _____

If yes: Amount to finance \$ _____ # of years _____ Down payment \$ _____

Have you ever applied for residency or been a resident of Westgate Village Yes No When? _____

Have you ever applied for residency or been a resident of Riverview Terrace (Findlay) Yes No When? _____

Have you ever applied for residency or been a resident of Deer Ridge (Findlay) Yes No When? _____

Have you ever applied for residency or been a resident of Chateau East (Findlay) Yes No When? _____

Have you ever been asked to terminate your residency elsewhere, been evicted, or had forcible entry charges brought against you?

Yes No When? _____ Where? _____

Last Name Middle First Name

Social Security # Date of Birth Contact #

Co-Applicant Residence History (minimum of 3 years residence history):

Own Rent Live w/parents Other _____

Present Address - Street City State Zip Code From: _____ To: _____
(Length of Residency)

Present Landlord or Mortgage Holder Telephone # \$ _____ Rent/Mortgage Amt. Reason for moving

Previous Address - Street City State Zip Code From: _____ To: _____
(Length of Residency)

Previous Landlord or Mortgage Holder Telephone # \$ _____ Rent/Mortgage Amt. Reason for moving

Previous Address - Street City State Zip Code From: _____ To: _____
(Length of Residency)

Previous Landlord or Mortgage Holder Telephone # \$ _____ Rent/Mortgage Amt. Reason for moving



Co-Applicant Employment History (minimum of 3 years employment history):

Please provide a copy of last year's W-2, the most recent pay stub, or other source of income document.

Present Employer		Contact Name			Contact Phone #	
Street Address	City	State	Zip Code	From: _____ To: _____ (Length of Employment)	Occupation	Annual Income
Previous Employer		Contact Name			Contact Phone #	
Street Address	City	State	Zip Code	From: _____ To: _____ (Length of Employment)	Occupation	Annual Income
Previous Employer		Contact Name			Contact Phone #	
Street Address	City	State	Zip Code	From: _____ To: _____ (Length of Employment)	Occupation	Annual Income

Co-Applicant Other/additional information or source of income:

You need not reveal alimony, child support or separate maintenance income if you do not choose to have such considered in the basis for credit.

Other Monthly Income: \$ _____ Source: _____ Provide documentation

Other Monthly Income: \$ _____ Source: _____ Provide documentation

Co-Applicant - Please provide two Personal References:

_____	_____	_____	_____
Name	Address	Contact Number	Relationship
_____	_____	_____	_____
Name	Address	Contact Number	Relationship

Have you ever been convicted of a felony? Yes No When? _____

Explain: _____



Primary and Co-Applicant Name _____

How many individuals will be residing in the Mobile Home [] Self [] Co-Applicant [] Others # _____

Other Residents/Children Info:

_____	_____	_____	_____
Last Name	First Name	Date of Birth	Relationship to Applicant
_____	_____	_____	_____
Last Name	First Name	Date of Birth	Relationship to Applicant
_____	_____	_____	_____
Last Name	First Name	Date of Birth	Relationship to Applicant
_____	_____	_____	_____
Last Name	First Name	Date of Birth	Relationship to Applicant

Do you own a Pet?: No Yes Dog Cat

Pets are limited to one per household and must be approved prior to ownership and not weigh more than 30 lbs. when fully grown. There are a few large dogs over 30 lbs. that have been grand-fathered into the park with prior approval; no dogs over 30 lbs. will be permitted in the future. Dogs and cats alike are to be licensed and on a leash when outside. No pet is to be left outside unattended. Ohio Dept. of Health law specifies "no domestic animals or house pets are allowed to run at large or create nuisances"; animal feces is to be cleaned up on a daily basis. No outdoor pet enclosures are permitted in the park. Failure to abide by park rules regarding pets will result in the removal of the pet.

Name of Pet _____ Breed _____ | Name of Pet _____ Breed _____

Male Female Age _____ | Male Female Age _____

Current Weight _____ Not to exceed 30 lbs. when full grown. | Current Weight _____ Not to exceed 30 lbs. when full grown.

Color/Markings: _____ | Color/Markings: _____

In considering this application from you, management will rely heavily on the information which you have supplied. By signing this application, I/We represent and warrant that all information provided is correct. Additionally, the property will not be used for any illegal or restricted purpose. I/We authorize a representative of Vancouver Mgt., Inc., dba Westgate Village M.H.P. to contact and verify any references that I/We have listed and understand that a Credit Report and Background check will be processed. I/We understand fully that it is a federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements concerning any of the above facts as applicable of the provisions of title 18, United States Code, Section 1014. I/We also understand that the approval for residency expires at the end of a 3-month timeframe.

Primary Applicant Signature: _____ Date: _____

Co-Applicant Signature: _____ Date: _____

Office Use Only

Employment Verified Date: _____ Background Check Date: _____

Fostoria/Wood/Seneca Municipal Court Background Check Date: _____

Landlord contacted/verified Date: _____

Additional Notes: _____

Approved for Residency/Financing Not Approved for Residency/Financing Date: _____ By: _____



Vancouver Management, Inc., 461 West Lytle St., Fostoria, OH 44830, Phone 419-435-1994 • Fax 419-436-9995

The Management of this park offers Equal Housing Opportunities. We do business in accordance with Federal Fair Housing Law and do not discriminate against any person because of race, color, religion, sex or national origin in the sale of housing or rental of residential lots; in advertising the sale or rental of lots; or in the financing of housing.

Ohio Dept. of Health Rule #3701-27-28:

The operator shall establish rules governing the operation and maintenance of the mobile home park.

Rules have been prepared in accordance with the law and to ensure a peaceful co-existence between residents with the rights and responsibilities of both management and residents clearly defined and to provide all Tenants with sensible, reasonable and responsible guidelines to follow while residing in our park and that proper order can be maintained. We will to the best of our ability to enforce the rules and regulations in a fair, non-discriminatory, consistent and uniform manner.

Westgate Village has enjoyed the reputation of being a pleasant and enjoyable mobile home park community. Residents are asked to maintain their home site and home in a clean, neat and pleasing condition and be considerate of their neighbor's home site. Residents must respect policies, procedures, and guidelines that have been developed regarding Residency.

Management reserves the right to terminate any Resident's residency in the park for any violation of the rules and regulations in accordance with local laws.

Below are just a few items that could be helpful in your decision for residency in Westgate Village.

Applicant/Tenant Restrictions (include but not limited to):

- Residential Credit Application must be completed and forwarded to us along with a check for \$25 to cover processing fees for a credit report. Should the applicant be approved for residence in the park, the \$25 will be used towards the first month lot rent; otherwise it is non-refundable.
- Current lot rent is \$205/month singles and \$210/month doubles (includes weekly trash pickup) due the first of each month
- Late fees apply as noted: \$10 after the 5th of the month: \$25 after the 15th.
- A deposit equal to the current lot rent plus the first month lot rent is payable at the time of lease signing (currently \$410/singles \$420/doubles).
- Water is billed to the residents separately every other month; payable to Westgate Village w/lot rent.
- Units are for single family dwelling use only.
- Pets are limited to one under 30 pounds when full grown and must be approved by Management.
- Financing is available thru Flag Home Sales if desired.
- We also have a number of open lots available should you wish to bring in your own unit.

Please feel free to contact the office should you have any questions or if you wish to set up an appointment to view any of the homes.

Again, thank you for your interest in our park.

Westgate Village Mobile Home Park

Vancouver Management, Inc., 461 West Lytle St., Fostoria, OH 44830, Phone 419-435-1994 • Fax 419-436-9995

Website: www.westgateflaghomes.com



Flag Home Sales, Inc., at Westgate Village

*461 West Lytle St., Fostoria, OH 44830, Phone 419-435-1994 • Fax 419-436-9995
Website: www.westgateflaghomes.com Nikki Knitz, Office/Park Manager*

Thank you for your interest in Westgate Village Mobile Home Park.

Below are just a few items that could be helpful in your decision for residency in Westgate Village.

I have enclosed a current listing of homes for sale by Flag Home Sales, Inc. at Westgate Village along with an application for residency. Please complete the application and return it to our office along with all the required documents.

Again, thank you for your interest in our mobile home park.

Nikki Knitz
Office/Park Manager

Applicant/Tenant Restrictions (including but not limited to):

- A Residential Application must be completed
- Current lot rent is \$205/month for single lots and \$210/month for double lots (includes weekly trash pickup) due the first of each month. Late fees apply as noted: \$10 after the 5th of the month; \$25 after the 15th of the month.
- A Security Deposit equal to the current lot rent plus the first month lot rent is payable at the time of lease signing (currently \$410 or \$420 less \$25).
- All residents must provide the office with a copy of the title to their manufactured home. The owner(s) of the manufactured home must be the tenant and must occupy the home during the full term of the tenancy. The tenancy is subject to termination if the owner does not occupy the home. New Tenants are required to provide a title in their name within 30 days of establishing residency.
- Water is billed to the residents separately based up the tenant's usage; this is payable to Westgate Village and due with lot rent on the first of the month.
- Units are for single family dwelling use only.
- Pets are limited to one under 30 pounds when full-grown and must have prior Management approval.
- Financing is available from Flag Homes Sales with a minimum of 20% down and minimum interest rate of 11.5%.



Vancouver Management, Inc., 461 West Lytle St., Fostoria, OH 44830

Website: www.westgateflaghomes.com Phone 419-435-1994 • Fax 419-436-9995

Westgate Village Mobile Home Park Rules and Regulations of Operation

The Management of this park offers Equal Housing Opportunities. We do business in accordance with Federal Fair Housing Law and do not discriminate against any person because of race, color, religion, sex or national origin in the sale of housing or rental of residential lots; in advertising the sale or rental of lots; or in the financing of housing.

Ohio Dept. of Health Rule #3701-27-28:

The operator shall establish rules governing the operation and maintenance of the mobile home park.

These rules have been prepared in accordance with the law and to ensure a peaceful co-existence between residents with the rights and responsibilities of both management and residents clearly defined and to provide all Tenants with sensible, reasonable and responsible guidelines to follow while residing in our park and that proper order can be maintained. We will to the best of our ability to enforce the rules and regulations in a fair, non-discriminatory, consistent and uniform manner.

Westgate Village has enjoyed the reputation of being a pleasant and enjoyable mobile home park community. Residents are asked to maintain their home site and home in a clean, neat and pleasing condition and be considerate of their neighbor's home site. Residents must respect policies, procedures, and guidelines that have been developed regarding Residency. Management reserves the right to terminate any Resident's residency in the park for any violation of the rules and regulations in accordance with local laws.

Management reserves the right to add, delete, or modify the rules and regulations from time to time, as they deem necessary to maintain or improve the living conditions within the park.

Management approval may be provided in specific situations on a case by case basis.

Tenants are provided with a copy of the Rules and Regulations for Westgate Village and are given the opportunity to read and review them. Tenants agree to comply with these Rules and Regulations and understand that failure to abide by these rules and regulations may **result in violation fines, termination of my lease, and/or possible eviction.**