

RIDGE ROAD MOBILE PARK LTD., CO.
PO Box 1380
Silver City, NM 88062
Phone 575-538-5339 · Email ridgeroad65@yahoo.com

Thank you for your interest in the mobile home rentals at Ridge Road Mobile Park. Attached is a copy of our Trailer Rental Application. Please return it to us by email or by dropping it off at our office which is located at 4053 Hwy 90 SW. If no one is in the office, you can put the paperwork through the slot in the door and we will get it when we return.

Please note the following:

1. We do not allow any pets.
2. Our units are smoke free.
3. We do not allow any business use such as childcare, tattooing, beautician, etc.
4. An application must be filled out completely by any person over the age of 18.
5. Proof of income is required (copy of last 2 paystubs).
6. Copy of your FICO score from your bank or credit card company (if they do not offer it, you can go to creditkarma.com which will provide your score to you at no charge).
7. The monthly space rent is INCLUDED in the trailer rental amount.
8. Residential household trash pickup is provided at no charge.
9. The tenant is responsible for yard maintenance which includes cutting and disposing of weeds.
10. If on HUD, a copy of voucher showing eligibility should be included. If you are approved through our office, you will be responsible for the rent until the time HUD completes their inspection and obtains the necessary documents from you. If you need clarification on this, please contact me.
11. The deposit is equal to the rental amount. For example, if your rent is \$850.00, you will be required to pay \$1,700.00 when you sign the lease.

These are the most frequently asked questions. Please feel free to give me a call (or email me) if you have any other questions.

Sincerely,



Jessica L. Thomison

Ridge Road Mobile Park Ltd, Co.
PO Box 1380 – 4053 Hwy 90 SW
Silver City, NM 88062
Phone 575-538-5339 Email ridgeroad65@yahoo.com
www.rrmp.com
TRAILER RENTAL APPLICATION

APPLICANT / CO-APPLICANT

ALL PERSONS OVER 18 MUST FILL OUT AN APPLICATION INDICATE IF YOU ARE: **APPLICANT** ☐ **CO-APPLICANT** ☐ **OCCUPANT** ☐

ADDITIONAL SPACE IS PROVIDED AT THE END OF THE APPLICATION FOR ADDITIONAL COMMENTS

APPLICANT FULL NAME: _____ SOCIAL SECURITY #: ____-____-____

DRIVER'S LICENSE # AND STATE: _____ HOME/CELL PHONE _____ WORK PHONE _____

EMAIL ADDRESS: _____ PREFERRED METHOD OF CONTACT: _____

MAILING ADDRESS (IF DIFFERENT FROM PHYSICAL ADDRESS): _____

HOW MANY PEOPLE WILL BE OCCUPYING THE UNIT? LIST NAME, AGE AND RELATIONSHIP OF ALL PERSONS TO BE LIVING WITH YOU.

LIST ALL VEHICLES TO BE PARKED ON THE PREMISES BY APPLICANT, SPOUSE OR OTHER OCCUPANTS (CARS, TRUCKS, MOTORCYCLES, RV'S, TRAILERS, BOATS). VEHICLES WHICH ARE BROKEN DOWN ARE NOT ALLOWED TO BE KEPT IN THE PARK.

MAKE & MODEL _____ YEAR _____ LICENSE # _____ STATE _____

MAKE & MODEL _____ YEAR _____ LICENSE # _____ STATE _____

HAVE YOU OR YOUR SPOUSE EVER BEEN EVICTED FROM ANY RENTAL PREMISES? YES ____ No ____

HAVE YOU OR YOUR SPOUSE EVER WILLFULLY OR INTENTIONALLY REFUSED TO PAY RENT WHEN DUE? YES ____ No ____

HAVE YOU OR YOUR SPOUSE EVER BEEN SUED FOR NONPAYMENT OF RENT OR DAMAGES TO RENTAL PROPERTY? YES ____ No ____

ARE THERE ANY CIRCUMSTANCES WHICH MAY INTERRUPT YOUR INCOME OR ABILITY TO PAY RENT? YES ____ No ____

HAVE YOU OR YOUR SPOUSE EVER DECLARED BANKRUPTCY? YES ____ No ____

HAVE YOU OR YOUR SPOUSE EVER BEEN CONVICTED OF OR PLED GUILTY TO ANY OFFENSE OTHER THAN A MINOR TRAFFIC VIOLATION? YES ____
No ____

HAVE LAW ENFORCEMENT OFFICERS EVER BEEN CALLED TO ANY OF YOUR PREVIOUS ADDRESSES? YES ____ No ____

IF YOU ANSWERED YES TO ANY OF THE PREVIOUS QUESTIONS, PLEASE EXPLAIN: _____

NEAREST RELATIVE NOT LIVING WITH YOU:

NAME: _____ CONTACT PHONE: _____ RELATIONSHIP: _____

ADDRESS: _____

PERSONAL REFERENCES:

NAME: _____ CONTACT PHONE: _____ RELATIONSHIP: _____

ADDRESS: _____

NAME: _____ CONTACT PHONE: _____ RELATIONSHIP: _____

ADDRESS: _____

IN CASE OF EMERGENCY, NOTIFY _____ WORK PHONE _____ HOME PHONE _____

ADDRESS _____ RELATIONSHIP _____

APPLICANT / CO-APPLICANT INITIALS

IN THE EVENT OF SERIOUS ILLNESS OR DEATH OF RESIDENT, THE ABOVE NAMED PERSON TO NOTIFY **MAY** ☐ **OR MAY NOT** ☐ ENTER, REMOVE AND/OR STORE ALL CONTENTS FOUND IN THE DWELLING, STORAGE SHED OR ANYWHERE ELSE ON THE LOT THAT HAS BEEN RENTED BY THE APPLICANT. PLEASE INITIAL _____

RENTAL HISTORY

PROVIDE MINIMUM OF 2 YEARS RENTAL HISTORY

CURRENT PHYSICAL ADDRESS: _____

OCCUPIED FROM _____ TO _____ CURRENT RENT PAYMENT \$ _____ IS YOUR NAME ON THE LEASE? _____

LANDLORD'S NAME AND ADDRESS: _____

_____ PHONE NUMBER: (____) _____

REASON FOR MOVING _____

PREVIOUS ADDRESS: _____

OCCUPIED FROM _____ TO _____ CURRENT RENT PAYMENT \$ _____ WAS YOUR NAME ON THE LEASE? _____

LANDLORD'S NAME AND ADDRESS: _____

_____ PHONE NUMBER: (____) _____

REASON FOR MOVING _____

EMPLOYMENT / OTHER INCOME

CURRENT EMPLOYER NAME & ADDRESS: _____

EMPLOYED FROM: _____ TO _____ POSITION HELD / OCCUPATION: _____

WORK PHONE #: _____ SUPERVISOR: _____ GROSS MONTHLY SALARY: _____

PREVIOUS EMPLOYER NAME & ADDRESS: _____

EMPLOYED FROM: _____ TO _____ POSITION HELD / OCCUPATION: _____

WORK PHONE #: _____ SUPERVISOR: _____ GROSS MONTHLY SALARY: _____

DISCLOSURE OF ADDITIONAL INCOME, SUCH AS CHILD SUPPORT, ALIMONY, ETC. IS VOLUNTARY IF YOU WISH TO HAVE IT CONSIDERED IN DETERMINING IF YOU QUALIFY.

AMOUNT OF \$ _____ PER _____ SOURCE: _____

APPLICATION AGREEMENT

THE OWNER (ACTING IN PERSON OR THROUGH HIS REPRESENTATIVES) AND APPLICANT (INCLUDING CO-APPLICANTS) AGREE AS FOLLOWS:

1. THIS AGREEMENT SHALL CONTROL THE RELATIONSHIP BETWEEN THE PARTIES UNTIL THE OWNER HAS ACCEPTED APPLICANT, BOTH PARTIES HAVE SIGNED THE RENTAL AGREEMENT, THE APPLICANT HAS PAID ALL AMOUNTS THAT THE APPLICANT IS REQUIRED TO PAY PRIOR TO MOVE IN UNDER THE RENTAL AGREEMENT AND THE APPLICANT HAS MOVED INTO THE UNIT.
2. THE APPLICANT AGREES TO RENT THE UNIT IN ACCORDANCE WITH THE TERMS AND CONDITIONS CONTAINED IN THE OWNER'S RENTAL AGREEMENT.
3. AS SOON AS THE OWNER APPROVES THE APPLICANT, THE OWNER SHALL NOTIFY APPLICANT OF SUCH APPROVAL. BOTH PARTIES SHALL PROMPTLY SIGN THE RENTAL AGREEMENT AND APPLICANT SHALL PAY ALL REMAINING AMOUNTS THAT THE APPLICANT IS REQUIRED TO PAY PRIOR TO MOVE IN.
4. APPLICANT SHALL NOT BE ENTITLED TO RECEIVE KEYS TO THE UNIT UNTIL THE OCCUPANCY DATE CONTAINED IN THE RENTAL AGREEMENT, THE APPLICANT AND THE OWNER HAVE SIGNED THE RENTAL AGREEMENT, AND THE APPLICANT HAS PAID ALL RENTS AND DEPOSITS THAT ARE REQUIRED BY THE RENTAL AGREEMENT.

APPLICANT / CO-APPLICANT INITIALS

5. IF THERE IS MORE THAN ONE APPLICANT OR IF THE APPLICANT IS MARRIED, NOTICE BY THE OWNER TO ANY ONE APPLICANT OR APPLICANT'S SPOUSE SHALL BE NOTICE TO ALL APPLICANTS AND NOTICE BY ANY ONE APPLICANT OR APPLICANT'S SPOUSE TO OWNER SHALL BE NOTICE FOR ALL APPLICANTS. ALL NOTICES TO OWNER SHALL BE IN WRITING AND DELIVERED OR MAILED TO THE OFFICE.
6. IF APPLICANT HAS NOT RECEIVED NOTICE OF APPROVAL OR NON-APPROVAL WITHIN 10 DAYS OF THE DATE OF THIS APPLICATION, APPLICANT SHALL CONTACT OWNER TO DETERMINE THE STATUS OF APPLICATION. FAILURE OF OWNER TO CONTACT APPLICANT SHALL NOT INDICATE EITHER APPROVAL OR NON-APPROVAL. APPLICANT AGREES THAT NOTICE MAY BE PROVIDED VERBALLY.
7. APPLICANT AGREES THAT THE RENTAL UNIT DOES NOT ALLOW SMOKING OR ANY TYPE OF PET.

The undersigned persons represent that all the above statements are true and complete and hereby authorize verification by Ridge Road Mobile Park, Ltd., Co. of such information via credit reports, rental history reports, release of information by employer (present and former) and references in addition to any criminal background checks. Failure to answer any of the above inquires shall entitle Ridge Road Mobile Park, Ltd., Co. to reject this application. False information provided shall entitle Ridge Road Mobile Park, Ltd., Co. to: (1) reject this application, (2) retain any application fee and deposit as liquidated damages for time and expenses of processing this application and (3) terminate resident's right of occupancy.

APPLICANT'S SIGNATURE	PRINT NAME	DATE
CO-APPLICANT'S SIGNATURE	PRINT NAME	DATE
SIGNATURE BY MANAGER OR OWNER'S REPRESENTATIVE	PRINT NAME	DATE

SIGNATURE BY MANAGER OR OWNER'S REPRESENTATIVE IS CONSENT TO ABOVE APPLICATION AGREEMENT ONLY. IT DOES NOT BIND OWNER TO ACCEPT APPLICANT AS RESIDENT OR TO SIGN THE PROPOSED RENTAL AGREEMENT.

TENANT CHECKLIST.

- _____ DID I COMPLETE THE ENTIRE APPLICATION
- _____ DID I INCLUDE COPIES OF MY PAYCHECK STUBS
- _____ DID I SIGN THE AUTHORIZATION TO RELEASE INFORMATION FORM
- _____ DID I HAVE ANY QUESTIONS THAT I NEED TO REMEMBER TO ASK

(For Office Use Only)

1. Date Applicant and Co-Applicants were notified of () approval or () non approval _____
2. Notification was by () telephone, () letter or email, copy attached, or () in person.
3. Names of person(s) to whom the above notice was actually given _____
4. Name of owner's representative who notified above person(s) _____
5. Deadline for applicant and all co-applicants to sign rental agreement _____
6. Address of the unit that Applicant was approved for _____
7. Date of Occupancy _____

Acknowledgment of payment for:	Deposit	\$ _____	
	Rent	\$ _____	for period _____ to _____
	Total Received	\$ _____	

**AUTHORIZATION TO RELEASE INFORMATION
RELATED TO A RESIDENTIAL LEASE APPLICANT**

I, _____ (Applicant), have submitted an application to lease a property located in Ridge Road Mobile Park.

The landlord is:

Ridge Road Mobile Park Ltd., Co.
PO Box 1380
Silver City, NM 88062
Phone: 575-538-5339
Email: ridgeroad65@yahoo.com

I give my permission:

1. To my current and former employers to release any information about my employment history and income history.
2. To my current and former landlords to release any information about my rental history.
3. To my current and former mortgage lenders on property that I own or have owned to release any information about my mortgage payment history.
4. To my bank, savings and loan or credit union to provide a verification of funds that I have on deposit.
5. To obtain a copy of my credit report from any consumer reporting agency.
6. To obtain background information about me.

Applicant's Signature

Date

Ridge Road Mobile Park Ltd., Co.
PO Box 1380 – 4053 Hwy 90 SW
Silver City, NM 88062
PHONE 575-538-5339 EMAIL RIDGEROAD65@YAHOO.COM

PARK RULES AND REGULATIONS
TENANT OCCUPIED RENTAL TRAILER
EFFECTIVE JULY 1, 2019

A. RENT

1. Trailer rent is due on the 1st of each month. Payments received after 5:00 pm on the 5th of the month will be subject to a 10% late fee on the current unpaid rental balance and eviction proceedings will begin. Acceptable forms of payment made payable to Ridge Road Mobile Park Ltd., Co. are check, cashier's check or money order. Please, NO CASH. Returned checks will be subject to a \$35.00 return check charge in addition to any late fees. Payments may be made in the following manner:
 - a) Paid in person at the office of Ridge Road Mobile Park Ltd., Co. 4053 Highway 90 SW, Silver City, NM (office hours vary).
 - b) Dropped through the slot in the door at Ridge Road Mobile Park Ltd., Co. (available 24 hours a day).
 - c) Mailed to Ridge Road Mobile Park Ltd., Co. PO Box 1380 Silver City, NM 88062. If mailed, payment must be RECEIVED by the 5th. Postmarked dates are irrelevant.
2. Each tenant must be registered with the Park Office. Any person over the age of 18 that will be residing in the home more than 2 weeks must be approved.
3. This rental agreement will automatically be terminated if the rent is late three successive months.
4. If rent is late 3 times in any 6-month period the Trailer Rental Agreement will be terminated. Tenant will be responsible for rent through the balance of the rental agreement or until the trailer is rented.

B. MOBILE HOME AND LOT RESPONSIBILITY

1. All Ridge Road Mobile Park Ltd., Co. homes must be occupied for residential use only. Business or Commercial activity is prohibited. Renting or subletting of mobile home is not permitted.
2. All mobile homes must be in good repair and condition and continue to be maintained in such order.
3. No building or mobile home may be placed nearer than five (5) feet from the side property line.
4. Nothing can be mounted on or to the mobile home and no holes can be drilled through the walls or floor without PRIOR written approval from the management.
5. Exterior fuel storage tanks are prohibited in the Park.
6. Fences are not permitted without prior permission of the management.
7. Trash and garbage must be stored in a contained and sanitary manner in a plastic, rubber or metal garbage can and disposed of weekly. Trash is picked up on Wednesday and must be in a garbage can with a lid of some kind and beside road.
8. Tenants are required to keep the exterior of the mobile homes, patios, carports, and lots in a neat, clean, orderly fashion. If lots are neglected, a warning will be given. After the warning, management may correct the condition and the charge for this service will be added to the following month's rent at the rate of \$25.00 per hour, with a minimum charge of \$25.00. Additional charges may apply for any landfill fees. Only standard patio furniture, play, and barbecue equipment in good condition may be kept outside the home. All other articles must be contained in a Management approved storage shed. Items are not to be stored on or under the porches.
9. Outside clotheslines are not permitted on the ½ of the lot nearest the street.
10. Basketball goals need to be placed on your property 10 feet away from utility easements.

C. GENERAL RESPONSIBILITIES

1. No pets are allowed on the premises of the rental trailer which includes any visitors.
2. Disturbing the peace, "boom boxes", profanity, indecency, and drunkenness is prohibited in the Park.
3. Tenants will be held responsible for the conduct of, and for any damages caused by, their children and guests.
4. Door to door solicitation is prohibited in the Park.
5. Motorcycles, motorbikes, or ATV's are not allowed in the park except to enter and exit.
6. Street parking is not allowed.

7. Travel trailers, motor homes, boats, and trailers may be parked on the back of the lot away from the street.
8. Tractors and inoperable vehicles are prohibited.
9. Tenants shall comply with all laws, ordinances, and governmental regulations applicable to the home and the Park.
10. The major repair of vehicles is prohibited.
11. The discharging of firearms is prohibited.
12. The dumping of garbage, trash, gasoline and oil is prohibited.
13. The burning of trash is prohibited.
14. A park speed limit of 15 mph must be observed.
15. The discharging of fireworks is prohibited.

D. TERMINATION

1. The rental agreement may be terminated by Management upon lawful written notice to Tenant.
2. The rental agreement may be terminated by Tenant by providing 30 days written notice prior to the start of the rental period to the Management.
3. In case of eviction, abandonment or repossession, Management may collect from the Tenant reasonable attorneys' fees, court costs and other related costs incurred by Management.

E. MISCELLANEOUS

1. This agreement is not assignable by the Tenant.
2. Owner is not responsible for injury or loss to property, residents or their guests due to personal injury, fire, theft, vandalism, water, rain, hail, snow, sonic booms, earthquake, windstorm, utility cut-off induced damages, acts of God, or other causes whatsoever. The OWNER recommends that the TENANT secures insurance to protect himself against such occurrences.
3. If any provision of the Rental Agreement were contrary to any law or any jurisdiction in which the Park is located, it shall not apply or be enforced. However, the other provisions of the Rental Agreement shall be in effect and shall continue in full force and effect. Any question or disagreement from this tenancy or this agreement shall be governed by the Mobile Home Park Act NMSA 1978 (47-10-1 to 47-10-23).
4. The manager's decision may be appealed to Ridge Road Mobile Park Ltd., Co., PO Box 1380 (4053 Hwy 90 South) Silver City, NM 88062 phone 575-538-5339.
6. The park owner is Ridge Road Mobile Park Ltd., Co..
7. The tenant has the right to request alternative dispute resolution of any disputes with the Mobile Home Park or management, except for disputes over non-payment of rent, or in the case of public safety emergencies.
8. These Rules & Regulations may be modified at any time by the Management.

DO NOT BUILD OR CONTRACT FOR ANY TYPE OF IMPROVEMENT WITHOUT APPROVAL OF MANAGEMENT

_____	_____	_____
Tenant Signature	Print Name	Date
_____	_____	_____
Tenant Signature	Print Name	Date
_____	_____	_____
Manager or Owners Representative's Signature	Print Name	Date