

RENT STABILIZATION DISCLOSURE
(This form to be read and signed by both Buyer/Lessee and Seller)

This mobilehome park is subject to the City of Carpinteria Rent Stabilization Ordinance, found at Carpinteria Municipal Code (“CMC”) Chapter 5.69. All new leases, both short-term and long-term, are subject to City of Carpinteria Rent Stabilization regulations.

BUYER/LESSEE: You should consider both short and long term lease options to make the best decision for your circumstances. The state Mobilehome Residency Law (“MRL”) provides guidance on your rights to inspect an offer for a long-term lease (See California Civil Code Sections 798.17, 798.18, and 798.21). The MRL is considered a part of every rental agreement, and you are entitled to a copy of it if you ask management. Moreover, a copy of the most up-to-date MRL and City Rent Stabilization and Rent Stabilization Disclosure regulations (Chapters 5.69 and 5.76 of the Carpinteria Municipal Code) are available online at the City of Carpinteria website and must be prominently displayed at every mobilehome park by the park owner/management.

State law requires new leases (both short-term and long-term) to be subject to the City’s rent stabilization regulations, which cap space rent increases. The space rent being paid currently by the Seller establishes the base rent that the park owner/management is permitted to charge. In other words, the space rent in your lease with the park owner/management may be as much as the lease amount being paid by the Seller but it may not exceed that amount.

Other fees and charges also may apply to the space where the mobilehome is located. The park owner/management is required to provide you, within two (2) business days of your application for residency in the mobilehome park, a document entitled, “Information for Prospective Homeowners.” This document identifies the rental amount offer and a description of other applicable fees or charges.

Additional information about the maximum amount of rent or rent increases authorized under the Carpinteria Municipal Code pursuant to the City’s Rent Stabilization Ordinance may be obtained from the City Manager or the City Manager’s designee at (805) 684-5405, on the City web site by using the “Local Info” drop down menu on the Home Page.

SELLER DISCLOSURE: The subject space no. _____, at _____ mobilehome park, is currently under (check one):

- () Owner Occupied, Short-Term Lease;
- () Owner Occupied, Long-Term Lease;
- () Other: _____

The Seller is currently paying \$_____ monthly rent for this space.

The mobilehome park may have a designated Resident Representative. The Resident Representative for this mobilehome park is _____, who can be contacted at _____.

(KEEP AN EXECUTED COPY OF THIS FORM FOR YOUR RECORDS)

Seller certifies that the information contained herein is true and correct to the best of Seller's knowledge as of the date signed below.

Seller Signature

Date

Seller Printed Name

Seller Signature

Date

Seller Printed Name

Buyer/Lessee certifies that he/she has read and understands this Disclosure.

Buyer/Lessee Signature

Date

Buyer/Lessee Printed Name

Buyer/Lessee Signature

Date

Buyer/Lessee Printed Name