PANTHER VALLEY RV PARK RENTAL POLICY

***Fair Housing Compliance*.** The Landlord is an equal opportunity housing provider. The Landlord fully complies with the Federal Fair Housing Act and all state and local fair housing laws. The Landlord does not discriminate against any person because of race, color, religion, sex, disability, familial status, national origin, ancestry, sexual orientation, or gender identity or expression.

***Availability of Spaces*.** The Landlord rents mobile home lots on a month-to-month tenancy basis. Mobile home lots become available when they are ready to rent. A vacant lot will not be deemed available until it has been cleaned, inspected, and prepared for a new resident. The Landlord updates its list of available lots as each lot becomes available. Please keep in mind that a lot that was unavailable in the morning may become available later that same day, depending upon final preparation of the lot for a new resident.

***Application Process*.** The Landlord evaluates every Application in the following manner. Potential Applicants should complete a Questionnaire provided by the park, found at the main office or on their website. If there is an available space at the park the landlord will respond with an emailed link to the application. Applicants must complete, sign and submit the rental Application through the Park's online portal, and must answer all required questions on the Application. Based upon the Applicant's responses to the Application questions, the Landlord will determine whether the Applicant qualifies for residency of the lot for which the Applicant has made application. If the Applicant does not qualify, the Landlord will reject the Application. If the Applicant does qualify based upon the responses to the Application questions, the Application will undergo further review, evaluation, and verification which will include a check and verification of employment/income, rental history, background check, and references, to confirm that they meet the Landlord's rental criteria. If the Landlord's criteria are satisfied, the Landlord will approve the Application. This process may take anywhere from 1 to 10 days. The Landlord will rent available lots to applicants in the order that their Applications are approved.

***Rental Criteria*.** In order to qualify for residency of a lot, the Applicant must meet the following criteria:

a. ***Income*.** The Applicant's monthly income must be at least 3 times the monthly rent. The Applicant must be able to prove at least 1 year of employment immediately preceding the date of the Application. If the Applicant is not employed, the Applicant must provide proof of a reliable and verifiable source of income.

b. ***Rental History*.** The Applicant must have satisfactory and verifiable rental references from prior landlord(s). If the Applicant has ever been evicted or sued for a lease violation, or if the Applicant has an unsatisfactory rental history, the Application will be rejected.

c. ***Personal References*.** The Applicant must have satisfactory and verifiable personal references from at least two (2) persons unrelated to the Applicant. If an Applicant is not able to provide satisfactory personal references, the Application will be rejected.

d. ***Background Check*.** The Applicant must have a background that shows no violent crimes, no sexual crimes and no history of drug dealing.

e. ***Pets***. If the Applicant is a pet owner, the Applicant must complete, submit, and meet all eligibility qualifications set forth in the Pet Standards and Application Form.

f. ***Condition of RV***. The Applicant's RV must be twenty (20) years old or newer and must be maintained in good condition. The Applicant must submit photographs of all four (4) sides of the RV with the Application. The RV must include a fully functioning bathroom and cannot be a passenger or cargo van.

g. ***False or Misleading Information*.** If the Application submitted by the Applicant contains any false, misleading, inaccurate, untrue or incomplete information, answer, response or statement, the Application will be rejected..

***Landlord Disclosures*.** NRS 118B.170 (3) provides that the landlord must approve or deny a completed application from a prospective buyer and tenant within 10 business days after the date of submission of the completed application.

NRS 118B.040 provides that an approved applicant for residency may request 72 hours to review the proposed rental agreement or lease, the rules and regulations of the manufactured home park and other residency documents. Upon receiving such a request, the landlord shall allow the approved applicant to review the documents for 72 hours. This review period does not, however, prevent the landlord from accepting another tenant for the space or residency while the 72 hours is pending.