

Long Term Guest Rental Rules

Renting:

Homeowners in good standing with no current past due amounts payable to Fountain of Youth Spa may rent their mobile home under the following conditions:

Homeowners shall notify the Homeowner's Leasing Office, in advance, of any expected Long Term Guest including length of stay, number of guests and all pets. A \$5.00 fee per Guest, per day, shall be paid to the Park for all Long Term Guests in excess of two persons. Homeowners will be responsible for payment of Long Term Guest fees.

Long Term Guests must be informed of all park Rules and Regulations (**Good Neighbor Policies**) prior to arrival and agree to follow all Rules and Regulations. All Long Term Guests must sign a release of liability at the park gate or office to enter and use park facilities. Long Term Guests needing mail services shall pay in advance at the Homeowner's Leasing Office. Mail service rules apply.

Homeowners will continue to be responsible for Park lease and utility costs during rental period. Homeowners shall be responsible for the cost of repairs for any damages caused by their Long Term Guests within the facilities. Homeowners shall maintain and provide the park with a copy of the appropriate Landlord/Vacations Rental Insurance policy.

Homeowners may be subject to a minimum call out fee of \$100 (\$100 per staff member per hour) should the Park need to respond to a Long Term Guest disturbance.

Long Term Guest rentals (exceeding 180 days during any 365-day period) shall be subject to background checks, 55+ age restrictions and prior park approval as consistent with the California Mobile Home Residency law.

No Subleasing of any land lease permitted.