City of Malibu

Application for Mobilehome Space Rent Adjustment

Increase in Rent - Fair and Reasonable Return/Maximum Allowable Rent

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Application Information

Upon receipt of an application, the City Manager's Office will review it within 21 days to determine completeness. In the event the application is not deemed complete, the City will notify the applicant of any deficiencies. The applicant may resubmit the application with additional information as required by the City. In the event the City deems an application complete, a public hearing before the Malibu Mobilehome Park Rent Stabilization Commission will be scheduled no sooner than 20 days and no later than 40 days from the date of completeness. The Commission may conduct a duly noticed hearing, deliberate the merits of the application and render a decision.

City reference only (applicants do not complete)

Application received: _____ By: _____

The applicant has paid all required City registration fees: ☐ Yes ☐ No

The applicant has paid all required application fees ☐ Yes ☐ No
Amount paid: _____

Application Control No. _____

_____ Date applicant notified of incompleteness:
_____ Date application deemed complete:
_____ Date Commission hearing scheduled:
_____ Date application materials distributed:
_____ Resolution No. establishing Commission decision (attached resolution)
_____ Date applicant and parties notified of Commission decision

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About the Applicant

Name of Contact Person(s):
(Applicant/Representative) _____

_____

_____

The Applicant Represents: ☐ Park Owner _____

Mailing Address: (Street) _____

(City) _____ (Zip Code) _____

Telephone Number: _____ Fax Number: _____

About the Proposed Rent Adjustment

The application applies to a potential rent increase for the following spaces (list all applicable spaces or attach a schedule of spaces):

_____

_____

Provide a detailed description of the purpose of this application, as required by the Malibu Municipal Code and adopted Mobilehome Park Rent Stabilization Administrative Regulations:

_____

_____

_____

The applicant is required to provide the following information as an attachment to this application:

- ☐ True and complete listing of the names and addresses of all owners of the mobilehome park
- ☐ Proof of proper notification of this application to homeowner(s) or the park owner
- ☐ The monthly cost to each space affected by the rent adjustment proposed by this application
- ☐ Rental and tenant history for each affected space (including names of tenants, space numbers and rent information for each year beginning with the base year for each affected space)
- ☐ Total amount of the proposed adjustment for the entire park (monthly and annually)
- ☐ Total amount of the proposed adjustment for each space (monthly and annually)
- ☐ The actual interest rate and interest rate computation used to determine any adjustment in rent
- ☐ Documents, books, records, invoices, cancelled checks, financial statements and all other materials which support the application
- ☐ Total income from space rent in the base and current years
- ☐ Detailed list of income other than space rent in the base and current years
- ☐ Park owner's itemized operating and maintenance expenses for the base and current years
- ☐ Description and proof of expenses for repairs made due to damage caused by natural disaster or vandalism not reimbursed by insurance
- ☐ Description, explanation and proof of expenses for repairs and maintenance made which were beyond the expectation of reasonable and prudent business practices
- ☐ Additional information and explanation which supports the application
- ☐ Calculation of a fair return based on the established Net Operating Income Formula
- ☐ Total net operating income for the base and current years, and calculation of a fair return based on the established Net Operating Income Formula
- ☐ Detailed description of uncollected rents due to vacancy or bad debt
- ☐ Detailed list of income other than space rent in the base and current years

As the applicant or duly authorized representative of the applicant, I hereby declare that all information contained in this application is true and correct to the best of my knowledge.

Applicant's Signature: _____

Applicant Title: _____

Date of Delivery: _____ 11/1/95