

**MOBILEHOME SELLER'S
DISCLOSURE STATEMENT**

The mobilehome is located at Space No. [REDACTED] in [REDACTED] Mobilehome Park. [REDACTED] Mobilehome Park is subject to the City of San Buenaventura's ("Ventura") Rent Stabilization Ordinance ("Ventura's Ordinance"). The Ventura Ordinance applies in the following Mobilehome Parks:

1. Buena Trailer Villa @ 3975 Telegraph Road
2. Buenaventura Mobile Home Estates @ 11405 Darling Road
3. Country Estates @ 10685 Blackburn Road
4. Imperial Mobile Home Park @ 5065 Telephone Road
5. Imperial Mobile Home Park @ 5067 Telephone Road
6. La Posada Mobile Home Park @ 4499 Copland Drive
7. Lemon Wood Mobilehome Park @ 850 Johnson Drive
8. Patrician Mobilehome Park @ 4700 Aurora Drive
9. Sea Esta Village @ 3900 East Main Street
10. Stardust Mobilehome Park @ 11100 Telegraph Road
11. Ventura Marina @ 1215 Anchors Way Drive
12. Victorian Mobilehome Park @ 2040 Park Drive

The Ventura Ordinance was adopted by the City Council to:

" . . . protect the mobile home owners' investment in their mobile homes, and to protect the owners and occupiers of mobile homes from unreasonable rent increases, while at the same time recognizing the need of park owners to receive a fair return on their property and rental income sufficient to cover increases in the costs of repairs, maintenance, insurance, employee services, additional amenities, and other costs of operation."

San Buenaventura Municipal Code Section 6.600.010

Under both state law and the Ventura Ordinance, you have a right to be offered a month-to-month rental agreement/short-term lease for the space where this mobilehome is located. Only month-to-month rental agreements/short-term leases are subject to Ventura's Ordinance. A month-to-month rental agreement/short-term lease is any rental agreement/lease of 12 months or less.

