



Application for Co-occupancy Permit Check List

Please **print clearly** on your application so the information provided will be legible for digital imaging. Please return completed form to Salina Kuresa in Community Services or via email at salina.kuresa@vmsinc.org; 949-268-2393.

All new Co-occupants wishing to reside in the Unit shall complete and provide the following:

- ☐ **Complete** "Application for Co-occupancy Permit" form
- ☐ **Provide a National Background Check** (criminal, eviction, Patriot Act, etc.) – Examples:
 - www.tenantbackgroundsearch.com (highly recommended)
 - www.e-renter.com/services/tenant-screening
 - www.applycheck.com/our-products (for domestic and international checks)
- ☐ **All Members and Co-occupants to provide copy of age verification document(s)**
(driver's license, passport or birth certificate)
- ☐ **Initial** understanding of the "**no rents will be paid or collected during the duration of applicant's occupancy**" statement
- ☐ **Initial** Member acknowledgment of **3rd Party Occupancy Fee** (if applicable) and Member responsibility to notify Mutual of **cancellation of occupancy status** and to **return occupant ID card to avoid charges** to the account.
- ☐ **Sign and date** application and **confirm** which Member(s) to reside or not reside in unit
- ☐ **Initial and Sign** "Residency Restrictions Important Information" form
- ☐ **Review** "Disclosure notice re asbestos-containing construction materials"

After Board Approval:

- ☐ **Complete** the Everbridge Emergency Notification Record on the attached form or **online** at lagunawoodsvillage.com, scroll to the Everbridge icon at the bottom of any page and click "Sign up today."



Application for Co-occupancy Permit

Unit address

Applicant 1 and Applicant 2 Information

1	Last name	First name	MI	Social Security No.	Birthdate
	Home phone	Mobile phone		Email	
	Marital Status ☐ Married ☐ Widowed ☐ Single ☐ Divorced ☐ Separated ☐ Registered Domestic Partner		If under 45 years of age, indicate if spouse/registered domestic partner ☐ or if applicant is a disabled child / grandchild ☐		
2	Last name	First name	MI	Social Security No.	Birthdate
	Home phone	Mobile phone		Email	
	Marital Status ☐ Married ☐ Widowed ☐ Single ☐ Divorced ☐ Separated ☐ Registered Domestic Partner		If under 45 years of age, indicate if spouse/registered domestic partner ☐ or if applicant is a disabled child / grandchild ☐		
Applicant relationship to member		Previous address	City	State	Zip
In case of emergency, notify		Relationship to applicant	Address	Telephone #	

Member/Co-occupant Acknowledgements

We hereby apply for approval of the applicant to reside in the unit identified above as an occupant and affirm that the information provided herein is accurate to the best of our knowledge. We have read the terms and conditions for such occupancy on the reverse side of this application and agree to be bound by the terms therein. We have received a copy of the notice informing us of the possible existence of asbestos in certain buildings.

We swear, under penalty of perjury, that there will not be a landlord-tenant relationship between shareholder and occupant, and that **no rents will be paid or collected during the duration of applicant's occupancy**, unless a lease is executed through the Laguna Woods Village leasing office.

**** All Members and Co-occupants must initial and agree to the "no rents paid or collected" statement above:** _____

Member Acknowledgment of Additional Occupant Fee and Occupancy Cancellation

- Member is aware of and agrees to pay to the mutual an additional sum each month for each occupant of the unit in excess of two, at the rate prescribed by the mutual and GRF. A schedule of fees is available upon request and is subject to change annually. Additional fee is added to the member's account. All Members must Initial: _____
- Member is responsible for notifying Laguna Woods Village when additional occupant(s) have moved out of the unit and for returning additional occupant(s) ID card to avoid charges to the account. All Members must Initial: _____

1. Co-occupant name (print)	Signature	Date	
2. Co-occupant name (print)	Signature	Date	
3. Member name (print)	Signature	Date	To reside? ☐ Yes ☐ No
4. Member name (print)	Signature	Date	To reside? ☐ Yes ☐ No
5. Member name (print)	Signature	Date	To reside? ☐ Yes ☐ No

Application for Co-occupancy Permit – Page 2

Primary rules governing occupancy – United Laguna Woods Mutual

The parties to this agreement are the mutual corporation, hereinafter referred to as “the mutual”; the member(s), hereinafter referred to as “shareholder,” and whose signature appears on the reverse side of this application; and the applicant(s) for occupancy, hereinafter referred to as “co-occupant,” and whose signature appears on the reverse side of this application. In consideration of their mutual undertakings, and by executing this application, the parties hereto agree as follows:

1. Co-occupant(s) shall be entitled to occupy the unit indicated on the reverse side of this application.
2. Co-occupant(s) and shareholder(s) affirm their intent that the co-occupant will reside in this unit and that occupant is 45 years of age or older, or is the spouse or registered domestic partner of the qualifying resident, or is a disabled child/grandchild.
3. Non-shareholders may reside only if they are approved to co-occupy (and meet the requirements of Section 2 above), and reside with a qualifying member who is at least 55 years of age.
4. Co-occupant(s) shall be entitled to the use and enjoyment of the facilities and services provided by the Golden Rain Foundation on the same basis as shareholders of the foundation, but will have neither ownership nor voting rights in the foundation or any mutual.
5. Shareholder shall be responsible for the conduct and deportment of the co-occupant.
6. Co-occupant shall be subject to the same rules, regulations and restrictions (and of the Occupancy Agreement in United Mutual) that are applicable to the shareholder, except with respect to payment of carrying charges. If co-occupant ever shall become the legal or equitable owner of the membership, co-occupant will apply for membership in the mutual (and will execute an Occupancy Agreement in United Mutual) in the form generally used by the mutual and will pay all amounts due pursuant to the Occupancy Agreement.
7. Shareholder and co-occupant shall be equally responsible for payment of any charges incurred by co-occupant in respect to service provided by the Golden Rain Foundation or the mutual.
8. Shareholder agrees to pay to the mutual an additional sum each month for each occupant of the unit in excess of two, at the rate prescribed by the mutual and/or GRF.
9. Shareholders shall be responsible for canceling the co-occupancy status and returning co-occupant's ID card when co-occupant ceases to reside in the unit, or charges will incur.
10. Any party may terminate this agreement at any time upon 30 days written notice to the other parties to this agreement.
11. In order to induce the mutual to execute this agreement, the other parties agree that they have no rights against the mutual as a direct or indirect result of the execution of this agreement, and in the event that there are any expenses incurred by the mutual to enforce the terms of this agreement, or to remove or take other action, or to defend any action relative to shareholder or co-occupant, as a direct or indirect result of this agreement, shareholder and co-occupant agree to hold the mutual harmless from and to pay all costs or expenses incurred by the mutual, including, but not limited to, attorney's fees, court costs or related expenses.
12. Co-occupant(s) affirm that they have not been convicted of a felony within the past 20 years, or a misdemeanor involving moral turpitude within the past five years.
13. Guests may stay a maximum of 60 days per year, and **only while the qualifying senior resident is in residence.**

Notice to shareholders and applicants

Approval of this application by the mutual, in and of itself, does not confer any right on the co-occupant other than the revocable right to occupy the unit named on the reverse of this form. As indicated, both shareholder and the mutual generally have the right to terminate occupant status at any time, without cause, provided, however, that Section 51.3 of the California Civil Code may be interpreted to inhibit this right of termination in certain circumstances.

Residency Restrictions
Important Information – Please Read Carefully
Co-Occupant(s) and Member(s) Must Read and Initial

Please note the following residency restrictions, including but not limited to:

Co-occupant(s)/Member(s) Initial

- ☐ ☐ Laguna Woods Village is an independent-lifestyle and age-restricted community (as defined by California Civil Code §51.3) that does not provide any form of healthcare or assisted living. Each resident is responsible for his/her own care and welfare.
- ☐ ☐ HO6 insurance coverage is highly recommended in order to cover improvements and alterations inside and outside the unit, personal property, liability coverage, loss of use, and loss assessment coverage, that are not covered by United Mutual's insurance policy, which would be the responsibility of the Member.
- ☐ ☐ Appearance of the community is important, and residents are required to keep their balconies, patios, walkways and carports free from clutter.
- ☐ ☐ When moving into the community, residents are required to break down and stack moving boxes next to trash dumpsters for routine pickup. Please be advised that there are weight and volume restrictions. Call CR&R at 949-625-6735 to arrange to have excessive moving material hauled away as a chargeable service. When moving out of the community, the seller is responsible for hauling away excessive materials/furniture.
- ☐ ☐ Members are required to check with the Manor Alterations Department before making any internal and external alteration, including any landscaping. Alterations are prohibited without prior review and consent. Contact Manor Alterations at 949-597-4616 or alterations@vmsinc.org. Contractors' trash must not be put into community dumpsters.
- ☐ ☐ Relatives and other guests may stay overnight for a total of 60 days in any 12-month period. Relatives and guests may not stay in a resident's home during the absence of the resident.
- ☐ ☐ Board approval is required for all persons wishing to reside in the community. Contact Community Services at 949-268-2393 before any change in residency status.
- ☐ ☐ The maximum number of persons allowed to occupy a unit is equal to the number of bedrooms plus one. There are additional monthly fees for more than two occupants.
- ☐ ☐ Units may not be sublet for more than 12 months and not less than 30 days.
- ☐ ☐ United is billed directly from the tax assessor and the shareholder/member reimburses the mutual through monthly assessments. Members of United are cautioned to prepare for property tax increases in monthly assessments.
- ☐ ☐ Coyotes and other wildlife are active in and around Laguna Woods Village. Wildlife activity is regulated by state and city laws. Village Management Services Inc., the Golden Rain Foundation of Laguna Woods, Third Laguna Hills Mutual and United Laguna Woods Mutual assume no liability for wildlife encounters or related incidents and are not responsible for any injury, damage or nuisance caused by coyotes or other wildlife.

I/We, the undersigned, have read the above and agree to comply with the rules of this community.

1 Name (Print)	Signature	Date
		Click or tap to enter a date.
2 Name (Print)	Signature	Date
		Click or tap to enter a date.



Notice

To: Employees, contractors employed by the Laguna Woods Village associations, members and prospective purchasers of dwelling units at Laguna Woods Village, Laguna Woods

From: Village Management Services Inc.

Subject: Disclosure notice: Laguna Woods Village buildings constructed with asbestos-containing construction materials

Health & Safety Code 25915.2 and 25915.5 require the mutual to provide annual notice about the existence of asbestos-containing materials (ACM) in nonresidential public buildings in the mutual to all employees and contractors performing work within said buildings, and to all members of the mutual.

In addition, the mutual is required to disclose to new owners, within 15 days of acquiring title to a unit, the existence of asbestos-containing material in nonresidential public buildings within the mutual.

Village Management Services Inc., as employer, and as agent, for the associations that own or manage the buildings at Laguna Woods Village, Laguna Woods, for their members, hereby notifies all its employees, contractors and all mutual members and transferees, that some buildings within Laguna Woods Village have been surveyed and found to contain asbestos.

The analytical method used to determine asbestos content was polarized light microscopy/dispersion staining. Since the community has an active asbestos operations and maintenance program, testing is ongoing. Because of the high cost to conduct a complete asbestos survey and analysis of all buildings, surveys are conducted only upon repair, remodel, addition to or removal of a building or part of a building suspected to contain asbestos materials, as required by labor codes. The certificates of analysis for any testing received to date are available to employees, contractors, owners and tenants and transferees for review and photocopying from the Laguna Woods Village Human Resources/Safety Office, 24351 El Toro Road, Laguna Woods, CA., between 9 a.m. and 5 p.m., Monday through Friday.

The following buildings in Laguna Woods Village, Laguna Woods, were constructed prior to 1979 and thus *may* contain asbestos in one or more construction materials: All community facilities buildings (with the exception of Clubhouse 7, the mini-gym at Clubhouse 1, the broadband services building, the Laguna Woods Village Community Center, the vehicle maintenance building, and a portion of the warehouse—all constructed after 1979), including clubhouses and outbuildings, library, maintenance warehouse building, stables, gatehouses, garden center buildings, all detached laundry buildings and residential buildings numbers 1 through 5543 inclusive.

Disclosure notice: Asbestos-containing construction materials continued on next page



Disclosure notice: Asbestos-containing construction materials continued from previous page

At the time most of the buildings in Laguna Woods Village were constructed, asbestos-containing materials met local codes as well as state and federal regulations and were extensively used in *many* building products, including but not limited to: ceiling tile, floor tile/linoleum and mastic, textured wall surfaces, sprayed acoustical ceilings, fire doors, structural fireproofing, pipe/boiler insulation, attic insulation and heating duct material/insulation.

According to the National Cancer Institute and the Environmental Protection Agency, any asbestos in these materials does not present a threat to health so long as the asbestos is not disturbed and does not become airborne.

However, because breathing asbestos has been known in some instances to cause cancer and other forms of lung disease, sanding, scraping, drilling, sawing, crushing, tearing/breaking up or otherwise disturbing asbestos-containing materials presents a potential health risk. Therefore, you are directed not to perform such tasks in areas with ACM present or suspected unless the area/materials have been tested and found not to contain asbestos or if specifically assigned or contracted to do such work and it is in accordance with all federal, state, and local laws as well as internal guidelines called for in the asbestos operations and maintenance plan and other company safety and environmental policies and procedures.

Village Management Services Inc. employees whose work orders require them to construct, repair, maintain or otherwise disturb construction materials that may contain asbestos are hereby directed to follow the current regulations and policies noted above and to wear the required protective equipment, prior to performing such work. Questions concerning instructions and equipment should be directed to the HR/Safety Supervisor at 949-597-4321.

It is illegal to place asbestos materials or debris in Laguna Woods Village trash dumpsters. Such materials must be disposed of separately in accordance with state and county regulations to avoid fines. Contact the HR/Safety Supervisor at 949-597-4321 for details.

If you become aware of any asbestos-containing material becoming damaged or otherwise disturbed, please contact Laguna Woods Village Customer Service at 949-597-4600, or the HR/Safety Supervisor at 949-597-4321.

Village Management Services Inc.



Alerts and Emergency Notifications Powered by



Everbridge is Laguna Woods Village's official emergency notification system—a robust and widely used platform that enhances our ability to keep you informed via text, email and phone during critical events.

The Village Management Services Security Services Department and the Laguna Woods Village Disaster Preparedness Task Force encourage all residents to take a few minutes to ensure their contact information is up to date. Staying informed is essential for community safety—register today to receive critical alerts when they matter most.

Everbridge notifications cover alert and emergency situations, including:

- Critical power outages
- Earthquake emergency procedures
- Evacuations per the Orange County Fire Authority
- Gate or road closures
- Wildfire
- Other safety threats

How to Submit Your Form or Enroll Online

Please complete the form on the reverse side and return it in person to the Laguna Woods Village Community Center front desk at 24351 El Toro Road or mail it to:

Village Management Services Inc.
Attn: General Manager's Office
24351 El Toro Road
Laguna Woods, CA 92637

To enroll via the Laguna Woods Village website, visit lagunawoodsvillage.com, scroll to the Everbridge icon at the bottom of any page and click "Sign up today."

To enroll or customize your alert preferences on the resident portal: Visit lagunawoodsvillage.com > **Resident login**. To customize alerts, log in to the portal, click "Update Your Info," scroll to "Contact Preferences," and select "I consent to receive official HOA communications via email."

All information provided for Everbridge notifications is kept strictly confidential and will only be used to contact you in the event of an emergency.

Don't wait—sign up today to stay informed and prepared!



everbridge™ Contact Information Form and Emergency Notification Record

Manor is ☐ Leased ☐ Owner-occupied ☐ Vacant

Date _____

Your Information		
Resident ID	Manor	Name
Email	Home phone	Cell phone
Non-occupant owner address	City, state, zip	
Emergency Contact(s)		
Name	Relationship	Home number
Email	Work number	Cell number
Address	City, state, zip	
Name	Relationship	Home number
Email	Work number	Mobile number
Address	City, state, zip	
Additional Information		
Attorney name	Phone	
Power of Attorney/Trustee name	Phone	
Pet care contact name	Phone	
Doctor name	Phone	

Note: California Civil Code Section 4041 requires owners to provide annual written notice to the association of the following. This includes contact information of the legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of an emergency or extended absence from the manor. Emergency contact information may be given to hospital personnel upon request.