



Laguna Woods Village®

QUESTIONS AND ANSWERS Administrative Specialist – Community Services

What is the difference between co-occupancy applications and leases?

Leases are permitted when an owner or member does not reside in the manor, whereas co-occupancy applications are for situations where owners/members live alongside the occupant.

Why is a criminal background check required for United co-occupancy applications?

The board of directors has established this requirement to ensure community safety by preventing undesirable occupants from living in our community.

Why can't two couples reside in a two-bedroom unit, resulting in four occupants instead of the allowed three?

The rules specify that the maximum number of occupants allowed is determined by the number of bedrooms plus one. Therefore, a two-bedroom unit can accommodate a maximum of three occupants.

How long can someone occupy a manor?

Occupancy is indefinite as long as the occupant adheres to community rules, maintains a clean record with no violations, and the member/owner is current on their association dues. Leases are typically for one year and may be renewed, provided the total number of lessees does not exceed the community's established cap.