

Ten Things To Know If You Are A Mobile Home Owner Who Rents The Lot Beneath Your Home

Tip #1: Your Lease Is A Legal Contract

You are entering into a contract with your landlord. This means you and your landlord are making an agreement that can be enforced in court. Read your lease and keep a copy of it.

Tip #2: Being A Tenant Is A Responsibility

Keep your mobile home space clean and safe. If you create a health or safety issue and fail to fix it, your landlord can enter your lot to fix it – even without your permission – and bill you for the costs. However, your landlord may not enter the mobile home without written permission.

You must follow reasonable park rules.

Be a good neighbor. Try not to be noisy, disruptive, or disrespectful of your neighbor's property.

If there is a Crime Free Lease Addendum that you signed with your lease, you must follow it! You can be immediately evicted if you break the law, or a guest visiting you breaks the law. This includes fighting, disturbing the peace, and illegal drug use.

Tip #3: Good Communication With Your Landlord Is Important

Communicate with your landlord early and often. Your lease should identify your landlord by name, address and phone number. Talk to your landlord if you have a concern or an issue. Don't rely on other tenants for information. Keep records of your communications with your landlord or park manager.

Tip #4: You Have A Right To Fair Housing

You have rights and protections before you even sign a lease. Landlords cannot refuse to rent to you based on your race, color, national origin, sex, religion, or family status. If you think that your landlord is violating fair housing, contact the SW Fair Housing Council at 1-888-624-4611 or at <http://swfhc.com/contact-us>.

Tip #5: Your Landlord Cannot Discriminate On The Basis Of Disability

A Landlord cannot refuse to rent to you because you are disabled or because of the disability of a family member or someone else living with you.

A landlord must make reasonable accommodations for tenants with disabilities.

If you think your landlord is discriminating against you because of a disability, or you have questions about your rights as a disabled tenant: contact AZ Center for Disability Law at 520-327-9547 or at <https://www.azdisabilitylaw.org/contact-us/>.



www.stepuptojustice.org/mapp-project



Tip #6: The Eviction Timeline Moves Fast - Do Not Ignore An Eviction Notice

First, the landlord will give you a 7, 14, or 20 day notice, depending on why you are being evicted. Notices sent to you by certified mail from your landlord are considered to be received five days after they are put in the mail, even if you don't open them. The summons and complaint are considered received 3 days after they are put in the mail.

If you fail to make the repairs or do not make the payments in time, your landlord can move forward with an eviction action. The court will set a hearing for 3-6 days after the landlord files the eviction action.

Tip #7: Make Sure Your Landlord's Eviction Notice Complies With The Law

An eviction notice must include:

- The reason(s) for eviction, which we call "good cause." They must list specific events and dates of these events.
- Date the notice was served to the tenant(s). Name(s) and address of tenant(s).
- If nonpayment is the reason for eviction, the landlord must list the total amount of rent past due, including any late charges, and where and to whom the rent and late charges should be paid.
- A statement specifying the exact date that rent and late fees must be paid or the landlord will begin the eviction action.

Tip #8: Skipping Your Eviction Hearing Will Not Make The Eviction Go Away

If you do not attend your hearing, you will be evicted and you will not be able to ask another court to review that decision. No one else can go to court for you. You may be able to "continue" or delay your court date by up to 3 days if you can show good cause for delay.

Tip #9: Eviction Judgments Have Lasting Consequences

Your landlord can use an eviction judgment to garnish (take money from) your wages. Eviction judgments stay on your credit report for seven years. An eviction judgment on your credit report can make it difficult to rent again. You can request a free copy of your credit report once a year.

Tip #10: The Arizona Relocation Fund

The Arizona Relocation Fund is money put aside by the Arizona Department of housing to assist you if you need to move your home for certain reasons.

Several events may allow you to get financial assistance from this fund, including:

- Park closure or redevelopment rent increase (of a certain amount)
- Change in community use (for example, limiting the park residents to 65+)

It is important to note that if you are moving your mobile home because of an eviction, you will not be eligible for these funds.

https://housing.az.gov/sites/default/files/AZ-Mobile-Home-Parks-Residential-Landlord-Tenant-Act_Aug2019.pdf