

MUTUAL OPERATIONS

RESIDENT REGULATIONS

Eligibility Requirements – Mutual Fourteen

Any person or persons jointly seeking approval of the Board of Directors of Seal Beach Mutual No. Fourteen to purchase a share of stock in the Mutual, and to reside in the Mutual, shall meet the following eligibility criteria:

A. Apply for and be accepted as a member of the Golden Rain Foundation, Seal Beach, California.

B. Meet the Mutual eligibility criteria as follows:

1. Age

Minimum of 55 years, as confirmed by a birth certificate or passport. A driver's license is not acceptable as proof of age.

2. Financial Ability

A. Income

Verified monthly income that is at least four (4) times or greater than the monthly carrying charge (Regular GRF and Mutual Assessment plus Property Tax and Fees) at the time of application and have liquid assets of at least \$50,000 over the purchase price. Verified monthly income/assets can be verified by any combination of the following and may be in the form of:

1. Tax returns for the past two years;
2. 1099s for interest and dividends for the past two years. *(assets used to purchase unit will not be included in income calculations)*
3. 1099-Rs for retirement income from qualified plans and annuities.
4. Forms SSA-1099 showing Social Security Benefits received.
5. Adjusted Gross Income per 1040, 1040A, or 1040EZ; plus that portion of Social Security, IRA distributions, and pensions and annuities not included in adjusted gross income; plus tax exempt interest; *(assets used to purchase unit will not be included in income calculations)* minus income tax, Social Security, Medicare, and self-employment taxes paid; and minus Medicare medical insurance and prescription drug premiums; all divided by twelve (12) will equal net monthly income to be used in Paragraph 2.a. above.

B. Assets

Have verified liquid assets of at least \$50,000 at the time of application. Assets can be verified by submitting copies of at least the most recent 6month's worth of savings/checking/investments account statements.

1. Brokerage statements and current interim statement for the past two years. *(assets used to purchase unit will not be included in income calculations);*

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2. At least the most recent six month's worth of checking/savings investment account statements (*assets used to purchase unit will not be included in income calculations*).
- C. Projected assessments will be the current year's assessment (total of carrying charge less any cable charge, less Orange County Property Taxes and Fees), and the addition of the new property tax at 1.2% of the sales price plus Orange County District fees divided by twelve (12) for the new projected monthly assessment. This new figure (Regular Assessment plus Orange County Property Taxes and District Fees) times (4) four will be the monthly income required. This will be verified by the escrow company and the Stock Transfer Office. Stock Transfer shall have the final say in establishing verifiable income/assets.¹
 - D. Verification shall be done by the Escrow Company and the Stock Transfer Office for each proposed shareholder(s) prior to the new buyer orientation and prior to the close of escrow (the above verification will not be done by the individual Mutual Directors; Directors will not be required to study or understand the financial requirements).
 - E. Only the proposed shareholder(s) income shall be considered for qualifying.
 - F. If moving within Leisure World, or if there are any additions/changes to the title, the proposed shareholder(s) must meet these eligibility requirements.
 - G. In addition to the above financial verification documents a recent credit report from one of the established credit reporting companies must be provide to the Stock Transfer Office by the prospective proposed shareholder (s). The Stock Transfer Office must ensure that the following conditions are met and must include that information with the financial verification report:
 - a. A minimum FICO score of 620

1 If major remodeling, expansion, or addition of a bathroom is being considered, the increase in taxes over the 1.2% of the purchase price must be taken into consideration.

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3. Health

Have reasonably good health for a person of his/her age. Leisure World is not a nursing home, an assisted living facility, nor an independent senior living community.

4. Assume, in writing, the obligations of the “Occupancy Agreement” in use by the Mutual Corporation.

5. Officers or Committees of the Board of Directors designated to approve new applicants are responsible that the eligibility criteria of this corporation is equitably applied to all applicants. Approval or disapproval of buyer(s) must be received by the Stock Transfer Office at least ten (10) working days prior to the close of escrow.

