

19 February 2009

Lich Danh Tran
Ha Huynh
507 S. Euclid St #1
Santa Ana, CA 92704

SANDALWOOD MOBILE HOME PARK
Tiffany Houston
Park Manager
507 S. Euclid St.
Santa Ana, CA 92704

Dear Tiffany Houston,

I am writing to dispute your form: "SIXTY (60) DAY NOTICE OF INTENT TO SELL" sent to us on 11 February 2009. The items I wish to dispute are highlighted on the attached copies.

Mobilehome Residency Law 2009, ARTICLE 7 - TRANSFER OF MOBILEHOME OR MOBILEHOME PARK, Section 798.72, Title: NO TRANSFER OR SELLING FEE states as follows:

*(a) The management shall not charge a homeowner, an heir, joint tenant, or personal representative of the estate who gains ownership of a mobilehome in the mobilehome park through the death of the owner of the mobilehome who was a homeowner at the time of his or her death, or the agent of any such person a transfer or selling fee as a condition of a sale of his mobilehome within a park unless the management performs a service in the sale. **The management shall not perform any such service in connection with the sale unless so requested, in writing, by the homeowner, an heir, joint tenant, or personal representative of the estate who gains ownership of a mobilehome in the mobilehome park through the death of the owner of the mobilehome who was a homeowner at the time of his or her death, or the agent of any such person.***

*(b) **The management shall not charge a prospective homeowner or his or her agent, upon purchase of a mobilehome, a fee as a condition of approval for residency in a park unless the management performs a specific service in the sale. The management shall not impose a fee, other than for a credit check in accordance with subdivision (b) of Section 798.74, for an interview of a prospective homeowner.***

However, you force us to sign an agreement to charge the prospective homeowner a new rent increased up to \$985.61 from the current rent \$896.01. The new charge causes us unable to sell our home. This charge is not "Additional Rent Increase Anniversary" based on CPI. I would like you to explain in writing how to come up the amount of \$985.61.

In fact, your “SIXTY (60) DAY NOTICE OF INTENT TO SELL” is “**a condition of resale of the home in the park or of management's approval of the buyer or prospective homeowner for residency in the park.**” Such unfair and unethical practice is recognized and prohibited by Civil Code 798.71 MANAGEMENT SHOWING OR LISTING – PROHIBITIONS.

Attached is our notice of intent to sell in our own word, along with a copy of HCD registration. Again, please understand Civil Code 798.71 MANAGEMENT SHOWING OR LISTING – PROHIBITIONS.

(a) (1) The management shall not show or list for sale a manufactured home or mobilehome without first obtaining the owner's written authorization. The authorization shall specify the terms and conditions regarding the showing or listing. California Mobilehome Residency Law 30 2008

(2) Management may require that a homeowner advise management in writing that his or her manufactured home or mobilehome is for sale. If management requires that a homeowner advise management in writing that his or her manufactured home or mobilehome is for sale, failure to comply with this requirement does not invalidate a transfer.

With a good faith, we follow Civil Code Section 798.50 LEGISLATIVE INTENT. We hope our dispute letter will peacefully help you to discover the unfair and unethical practice that caused our community park become more hostile and dangerous. We expect our communication will be in written papers and documentation for potential reports to City, County, State, Legislators, Congress, BBB, HUD to improve and perfect our MRL law, for educational purpose, and for the formation of Homeowner Association in SandalWood Park.

Thank you very much for your attention.

Sincerely,

Lich Tran (Husband)

Ha Huynh (Wife)

lich@tranlich.com

(714) 317 1299