

Sale or Transfer of Home; Return of Lot.

If you are considering selling your home to a new owner and moving from the community, we are sorry to see you go. If there is anything you feel we could do better, please let us know.

The Process to Sell or Transfer a Home is as Follows:

1. **Review Your Lease.** Your lease has additional information. Please review it to prevent any unnecessary charges.
2. **Make sure Mobile Home is in compliance with Lease and Rules.** Please request the superintendent perform a inspection to point out any issues prior to listing your home for sale.
3. **Find a buyer.** You can find a buyer yourself or hire a licensed realtor. You can also ask the superintendent if they know of anybody that wants to buy a home. Please note, that no commission is due to the superintendent (or any other representative of the community) for referring a potential buyer or assisting with the sale unless that person is a licensed real estate broker and you have a written contract with such broker to sell the home.
4. **Use a Closing Agent.** We highly recommend you use a qualified closing agent to transfer title of your home to the new buyer and to finalize any other amounts due. This is usually a title company or real estate attorney.
5. **If the Home is subject to a Purchase Option.** If the owner of the home has signed a purchase option which has not be paid in full, the remaining amount due must be paid in full in order to take title to the home. This can be handled at closing by a qualified closing agent.
6. **If the Home is subject to a payment plan for any amounts due.** If the owner of the home agreed to a payment plan for any amounts due, the entire amount is due upon the sale of the home. This can be handled at closing by a qualified closing agent.
7. **Have the buyers complete an application and be approved.** Each person 18 and over must complete an application, allow us to do a background screening, and be approved. If the new owners are not approved as Tenants, you must find a new buyer or the home must be removed from the premises. Send us the buyer's contact information (including First & Last Name, Phone Number, and Email address). We will then email the application to the buyer. We will notify you and the Buyer if approved.
8. **Terminate your Lease.** You must provide a minimum of 30 days notice in writing to terminate your Lease and the Lease must terminate at the end of a month. You must also provide a forwarding address. Please review the Lease terms prior to terminating your Lease to prevent any unnecessary charges.
9. **Have new owners sign a new Lease.** The new owners must sign a new Lease to move into the home (the new lease can be signed prior to the current lease termination date). The new Lease must start the day after the prior Lease is terminated. If the home is not in compliance with the Rules, it must be brought into compliance prior to signing the Lease or be removed from the premises.