



Manufactured Housing Community, LLC

A quality manufactured housing community for persons 55 years plus



### IMPORTANT INFORMATION FOR PROSPECTIVE RESIDENTS OF PARKWOOD

We are delighted that you are considering becoming part of the PARKWOOD family of Residents. In order to help your purchase be a smooth one, we would like to familiarize you with the procedures for acquiring a home that is to remain in PARKWOOD:

- **Application:** The first step is to submit an application for residency in PARKWOOD. Applications are sent to a professional screening service and need to be filled out completely by each adult to be living in the home. They are then returned to PARKWOOD, accompanied by a money order payable to DataNow in the amount of \$54.00 for each applicant. We will also need from you proof of income (i.e., SSI or bank statement, account # omitted) and a legible picture ID or birth record. We will quickly process the application and notify you promptly of the decision. **We urge you to not commit yourself to the purchase of any home until you have received that approval.** Approved applications are valid for 12 months.
- **Lease Agreement:** Once you have selected a home and have an accepted purchase offer, let us know. We will prepare a lease agreement that will go into effect upon close of escrow of the home. That lease must be fully executed by tenant and Landlord prior to close of escrow.
- **Security Deposit/Initial Lot Rent:** Your security deposit is generally paid from escrow via a check from the title company. Unless escrow closes on the first of the month, lot rent for the month you acquire the home will be paid by the seller of the home. Your escrow officer will then prorate the rent in escrow. PARKWOOD does not prorate lot rent.

The application approval and execution of the lease prior to close of escrow are critical elements of the process. **A buyer who fails to take care of either issue may be required to remove the home from the community.**

Thank you for including PARKWOOD as a possible choice for your new home.

PARKWOOD MANAGEMENT  
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