

## PARADISE RESORT ESTATES – A 55+ COMMUNITY

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### PROCEDURES AND ORDER OF SALE OF YOUR MOBILE HOME LOCATED IN PARADISE RESORT ESTATES

HOMEOWNER(S) HAVE THE RIGHT TO SELL THEIR HOME ON THEIR RENTAL SITE(S). THE FOLLOWING GUIDELINES MUST BE FOLLOWED OR APPROVAL OF THE HOME SALE MAY BE DELAYED.

- 1) AT LEAST 15-DAY NOTICE IN WRITING FROM HOMEOWNER(S) TO PARADISE RESORT ESTATES OF THEIR INTENT TO SELL THE MANUFACTURED HOME ON A LEASED LOT.
- 2) ALL OUTSTANDING BALANCES MUST BE PAID IN FULL.
- 3) POTENTIAL BUYERS ARE REQUIRED TO SUBMIT RESIDENCY APPLICATIONS AND BACKGROUND/CREDIT CHECK AUTHORIZATION FORMS ALONG WITH REQUIRED DOCUMENTATION AND THE BACKGROUND CHECK FEE. KEEP IN MIND THAT PARADISE RESORT ESTATES IS A 55+ COMMUNITY AND ALL APPLICANTS MUST BE 55 YEARS OLD AND OVER WITH THE EXCEPTION OF A SPOUSE OR SIGNIFICANT OTHER WHO MAY BE AGE 45 OR OLDER.
- 4) THE APPROVAL PROCESS MUST BE COMPLETED AFTER THE INITIAL AGREEMENT IS REACHED BUT **BEFORE** THE SALE IS FINALIZED.
- 5) THE HOME MUST BE INSPECTED AND BROUGHT UP TO COMMUNITY STANDARDS AS OUTLINED IN THE COMMUNITY GUIDELINES. AN INSPECTION OF THE HOME AND LOT SHALL BE PERFORMED BY THE COMMUNITY OWNER/OPERATOR TO INFORM THE SELLER AND BUYER OF WHAT IMPROVEMENTS, AND/OR CORRECTIONS, MUST BE DONE PRIOR TO THE TRANSFER OF THE HOME.
- 6) PRIOR TO SALE OR TRANSFER OF ANY HOME, THE HOME MUST HAVE AN ELECTRICAL INSPECTION BY A LICENSED ELECTRICIAN, BE IN GOOD REPAIR AND IN COMPLIANCE WITH RULES AND REGULATIONS.
- 7) ONCE ALL IMPROVEMENTS AND/OR CORRECTIONS ARE COMPLETED, ALONG WITH A STATEMENT FROM THE LICENSED ELECTRICIAN STATING THE HOME IS IN COMPLIANCE WITH LOCAL CODES, THE APPROVAL PROCESS CAN BE FINALIZED.
- 8) OCCUPANCY OF HOME **WILL NOT BE ALLOWED** UNTIL ALL THE ABOVE PROCEDURES ARE COMPLETED.
- 9) A COPY OF THE TEXAS TITLE OR SOL MUST BE PROVIDED TO THE PROPERTY MANAGER/PARK OFFICE AS PROOF OF NEW OWNERSHIP WITHIN 45 DAYS OF THE SALE BEING FINALIZED.

SHOULD SELLER(S) HAVE A CREDIT BALANCE, THE CREDIT BALANCE WILL TRANSFER TO NEW HOMEOWNER(S) ONCE APPROVED AND HOME IS IN COMPLIANCE AND DOCUMENTATION IS RECEIVED. PREPAID RENT IS NOT REFUNDED TO SELLER(S).