

Cedar Glen Mobile Home Park LLC.

(360) 779-4305

Cedarglenmhp.com

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Thank you for your interest in Cedar Glen!

This flyer is designed to provide answers to our most frequent questions.

We are excited to make Site #55 available for lease and can't wait to introduce you to our community. The process of purchasing a home and moving it into a community may seem overwhelming, but rest assured the process is easy when you know what to expect.

Site #55

- This lot will accommodate a new double wide up to 54 feet in length.
- The home is secured with an annual lease.
- Current monthly lot rental is \$910 a month and includes water, sewer and garbage.

Shopping for a new home . . .

When searching for a new mobile home to purchase, we encourage everyone to shop around. Manufactured homes are much like vehicles. There are many manufacturers to choose from and dealerships typically only carry one manufacturers' floorplan options. As you shop around, you will find some manufacturers priced higher than others.

Many manufacturers will give a timeline of 6 months for the delivery of a home. There are also dealerships, that may have model homes available for immediate sale. It's important to ask questions about the warranty on the roof, windows and overall home warranty. A more extended home warranty may be reflected in a higher price for the home.

Do your research on mobile home manufacturers on-line. Unfortunately, problems with manufactured homes don't make the news. Ensure the company you choose to make your home, stands behind their warranties and provides top energy ratings and good craftsmanship.

Dealer set-up packages are not standard. It is important to ask each dealer what their set-up package includes and what the buyer responsibilities are. On the next page, please see our brief summary of buyer responsibilities and the tasks that are often bundled into a set-up package in red.

What is the Lease holder responsible for?

- Providing a New Mobile Home
- All Permits & Inspections
- Electric/Water/Sewer Connection to Home
- Front & Back Porch Entries to Home
- Skirting on home
- Phone/Cable/Internet Connection to home from pedestal
- Gutters and Downspouts with ground drainage
- Complete Lot Landscape
- Carport (if desired)
- Propane Tank (if desired)
- Shed (if desired)

We encourage everyone to take some time to learn more about the community they will be investing in. Please visit our website at Cedarglenmhp.com where you can view the rules, regulations and leasing conditions for the park. We also encourage prospective buyers to walk through the community on a sunny day. This will give you an opportunity to talk with residents walking their pets or working in their yards. This is the best resource to determine if Cedar Glen is the right fit for your housing needs.

How do I apply for residency?

Visit our website at Cedarglenmhp.com where you can view a copy of our community rules, regulations and lease. We also encourage you to stop by our office for a prospective buyer's packet.

A complete application includes:

- Application Cover Sheet
- Application(s)
- Application Fee of \$55 per person
- The dealers contact information and a copy of the floorplan of the home selected
- A copy of your loan pre-approval, If the home will be financed

Please **Do Not Apply** for residency until you have selected a new mobile home and secured financing if needed.

Once applicant(s) are approved for residency, they may move forward with the purchase order for the home.

We encourage you to bring this flyer with you when shopping for a home. It details the maximum size of the unit and provides you with a good checklist of items to ask when referencing costs for set-up of the home.

Feel free to reach out to us with your questions. If you wish to speak with management, we encourage phoning (360) 779-4305 to make an appointment.

We look forward to working with you soon!