

MOBILE HOME PARK INFORMATION SHEET

CONTACT DATE _____ STATUS _____

COMMUNITY NAME _____ ADDRESS _____

CITY _____ ST _____ ZIP _____ PHONE _____ FAX _____

OWNER NAME _____ PHONE _____ FAX _____

ADDRESS _____ CITY _____ ST _____ ZIP _____

EMAIL _____ WEBSITE _____

AGE OF COMMUNITY _____ NEAREST LARGE CITY _____

WHO ARE THE MAJOR EMPLOYERS? _____

MOBILE HOME SPACE INFORMATION:

OF MOBILE HOME SPACES _____ # OF OCCUPIED MH SPACES _____

WHAT SIZE ARE THE LOTS? _____

WHAT IS THE ELECTRICAL AMPERAGE _____

OF MH SPACES VACANT AND READY FOR A HOME _____

OF MH SPACES VACANT & NEED WORK BEFORE BEING RENTED _____

WHAT TYPE OF WORK IS NEEDED? _____

ARE THERE ANY ABANDONED HOMES LEFT BY PREVIOUS RESIDENTS? _____ HOW MANY? _____

ARE THESE HOMES WORTH GETTING TITLE TO? _____ WHAT IS THE PROCESS TO GET TITLE? _____

PARK OWNED HOME INFORMATION:

OF PARK OWNED MOBILE HOMES _____ # OF OCCUPIED PARK OWNED MH'S _____

APPROX AGE OF PO HOMES? _____ AVE SIZE? _____ # OF SINGLES _____ # OF DOUBLES _____

IF YOU WERE TO SELL THE HOMES FOR CASH TO THE RESIDENTS, WHAT WOULD BE THE AVE PRICE? _____

_____ DO YOU THINK THE RESIDENTS WOULD BUY THEM FOR CASH OR ON TERMS? _____

OF MH'S VACANT AND READY TO MOVE IN _____

OF MH'S VACANT & NEED WORK BEFORE BEING RENTED _____

WHAT TYPE OF WORK IS NEEDED? _____

RV INFORMATION:

OF RV SPACES _____ # OF OCCUPIED RV SPACES _____

WHAT SIZE ARE THE LOTS? _____

WHAT IS THE ELECTRICAL AMPERAGE _____

OF RV SPACES VACANT AND READY FOR AN RV _____

OF RV SPACES VACANT & NEED WORK BEFORE BEING RENTED _____

WHAT TYPE OF WORK IS NEEDED? _____

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GENERAL INFORMATION:

TOTAL # OF ACRES _____ ACRES CURRENTLY DEVELOPED _____

CAN ADDITIONAL SPACES BE ADDED? _____ HOW MANY? _____ EST COST/SPACE _____

WHAT IS THE CURRENT ZONING AND WHAT DOES THAT ZONING ALLOW FOR? _____

DO YOU USE LEASES _____ LAST TIME HOME MOVED IN _____ OUT _____

HOW OFTEN DO YOU GET CALLS FOR: LOTS FOR RENT _____ HOMES FOR SALE/RENT _____

_____ DESCRIBE THE ADVERTISING YOU DO? _____

HOW MANY HOMES OWNED BY OTHERS IN THE COMMUNITY ARE FOR SALE _____

ARE THE RESIDENTS RESPONSIBLE FOR MOWING THEIR OWN LOT _____

HOW MANY PEOPLE STILL OWE LAST MONTHS RENT? _____ DO YOU ACCEPT CASH? _____

ROADS: TYPE _____ CONDITION _____

WHERE DO THE RESIDENTS PARK _____

IS ANY PORTION OF THE PARK IN A 100 OR 500 YEAR FLOOD PLAIN _____

ARE ROADS MAINTAINED BY CITY OR THE PARK? _____

PARK OFFICE _____ CLUBHOUSE _____ POOL _____ LAUNDRY _____

ANY OTHER STRUCTURES/AMENITIES _____

ANY ADDITIONAL INCOME SOURCES IN THE PARK? _____ IF SO, DESCRIBE _____

WHO MANAGES THE PARK? _____ HOW ARE THEY PAID? _____

HOW LONG HAVE YOU OWNED THE PARK? _____ WHY ARE YOU SELLING? _____

_____ ANY MAJOR PROBLEMS THAT YOU ARE AWARE OF? _____

NOTES ON HOMES:

ARE THERE ANY NOTES ON PARK OWNED HOMES? _____ HOW MANY? _____

IF SO WHAT IS THE APPROXIMATE BALANCE _____ PAYMENT _____

INTEREST RATE _____ NUMBER OF MONTHS LEFT _____

ARE THERE ANY HOMES IN THE PARK THAT ARE OWNED BY OTHERS AND THEY RENT THESE HOMES OUT (LONNIE DEALERS)? _____ IF SO, PLEASE DESCRIBE _____

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WATER SUPPLY

IF CITY:

WHO PAYS _____ AVG BILL PER MONTH _____ IF THE PARK PAYS THE BILL, CAN IT BE
SUBMETERED _____ WILL THE CITY PUT METERS IN _____

ANY KNOWN LEAKS OR PROBLEMS _____

WHAT ARE WATER LINES MADE OF _____

IF WELL:

HOW MANY WELLS _____ ADEQUATE PRESSURE _____ CHLORINATED _____

WHAT ARE WATER LINES MADE OF _____

ARE YOU REQUIRED TO TEST? _____ DO YOU HAVE A LICENSED OPERATOR? _____

PLEASE DESCRIBE THE TESTING PROCESS _____

HOW DOES THE WATER TASTE? _____ HARD OR SOFT WATER? _____

HAVE YOU EVER HAD ANY PROBLEMS OR BAD WATER REPORTS? _____ IF YES, PLEASE DESCRIBE _____

SEWER SYSTEM

IF CITY:

WHO PAYS _____ AVG BILL PER MONTH _____ IF THE PARK PAYS THE BILL, CAN IT BE
SUBMETERED _____ WILL THE CITY PUT METERS IN _____

ANY KNOWN PROBLEMS _____

WHAT ARE SEWER LINES MADE OF _____

IS THERE A LIFT STATION _____ WHO'S RESPONSIBILITY IS IT _____

IF PRIVATE SYSTEM:

TYPE OF SYSTEM (LAGOON, SEPTIC, PACKAGE PLANT, ETC) _____

PLEASE DESCRIBE THE SYSTEM (TYPE OF PLANT, NUMBER OF SEPTICS, CAPACITY, ETC) _____

AGE OF SYSTEM _____ COSTS TO OPERATE _____

ARE YOU REQUIRED TO TEST? _____ HOW MANY SPACES CAN IT HANDLE? _____

DO YOU HAVE A LICENSED OPERATOR? _____ WHAT IS HIS FEE _____

DESCRIBE THE TESTING AND MAINTENANCE REQUIRED _____

HAVE YOU EVER HAD ANY PROBLEMS OR BAD REPORTS? _____ IF YES, PLEASE DESCRIBE _____

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ELECTRIC SYSTEM:

HOW METERED _____ AMPERAGE _____

ABOVE GROUND OR BELOW _____ GENERAL CONDITION _____

ANY PROBLEMS? _____

GAS SYSTEM:

HOW METERED _____ PROPANE, NATURAL GAS, OR HEATING OIL _____

GENERAL CONDITION _____ ANY PROBLEMS? _____

INCOME:

AVERAGE LOT RENT/SPACE/ MONTH _____ AVERAGE HOME RENT/HOME/MONTH _____

TOTAL OTHER INCOME _____

WHEN WAS THE LAST RENT RAISE _____ HOW MUCH WAS IT RAISED _____

AVERAGE LOT RENT IN AREA _____ RENT CONTROL? _____

ANY RENT CONCESSIONS _____ IF YES, DESCRIBE _____

LAST YEAR – TOTAL INCOME _____ TOTAL EXPENSES _____

EXPENSES AVERAGE:

GAS _____ ELECTRIC _____ WATER & SEWER _____

TRASH _____ INSURANCE _____ PROPERTY TAXES _____

TELEPHONE _____ MANAGER _____ OTHER SALARIES _____

REPAIRS _____ MAINTENANCE _____ OFFICE SUPPLIES _____

OTHER _____ OTHER _____

OTHER _____ OTHER _____

OVER THE PAST 5 YEARS WHAT CAPITAL IMPROVEMENTS OR MAJOR REPAIRS HAVE BEEN MADE? _____

PRICE AND TERMS

WHAT VALUATION DOES THE PROPERTY TAX OFFICE HAVE THE PROPERTY AT _____

HAVE YOU HAD AN APPRAISAL AND WHAT WAS THE VALUATION _____

DO YOU HAVE AN ASKING PRICE IN MIND _____

ARE THERE ANY ASSUMABLE MORTGAGES: Y / N IF YES, DESCRIBE _____

WOULD YOU RATHER SELL FOR CASH OR WITH SELLER FINANCING _____

IF TERMS, WHAT DOWN PAYMENT _____ MONTHLY PAYMENT NEEDED _____

INTEREST RATE _____ HOW MANY YEARS _____