

# 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 \_\_\_\_\_