



# Seller's Manufactured/Mobile Home Community Disclosure

For Use on Properties Located in a Manufactured/Mobile Home Park or Community

Address: \_\_\_\_\_

Park / Community Name: \_\_\_\_\_

**Seller(s) please complete the information below to the best of your knowledge:**

1) **Park / Community Management Company**

Management Company Name: \_\_\_\_\_  
Community Manager Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip \_\_\_\_\_  
Office Phone: \_\_\_\_\_ Email: \_\_\_\_\_

2) **Lease / Space Rent / Community ("FEE")**

- a) FEE is paid:  Monthly  Quarterly  Yearly
- b) Is the FEE Current?  Yes  No
- c) Is any portion of the FEE a special assessment?  Yes  No  Unknown *If YES, see item 8 below*
- d) Are there any "Pass-Through" Fees  Yes  No  Unknown *If YES, see item 8 below*
- e) Are you aware of any pending or anticipated change in the FEE, "Pass-Through", or any future special assessment in the Park / Community?  Yes  No  Unknown *If YES, see item 8 below*

**Verifying The FEE:** Buyer(s) is advised to verify with the Park / Community Management Company the amount(s) of the current and/or future FEEs, Assessments or Pass-Through. These may increase from their current amounts, and/or the Park / Community may implement a Special Assessment or "Pass-Through Fee" in the future. Buyer should read all the Park / Community documents carefully.

3) Are you aware of any litigation, settlements, judgments or other legal matters involving the Park / Community?  Yes  No

If "Yes" Please Describe: \_\_\_\_\_  
\_\_\_\_\_

4) **Parking:**

What parking facilities does this property provide?

# of Garage(s) \_\_\_\_\_ Space #(s) \_\_\_\_\_  # of Carport Space(s) # \_\_\_\_\_ Space #(s) \_\_\_\_\_  
 Tandem Garage  Shared Garage # \_\_\_\_\_ Other (Describe) \_\_\_\_\_  
Are there any parking restrictions?  YES  NO  Unknown *If YES, see item 8 below*

5) Have you ever been notified of a violation on this property?  YES  NO *If YES, see item 8 below*

6) Are you aware of any pending or proposed maintenance or repair projects that may affect this property or the Park / Community or Common Areas?  YES  NO *If YES, see item 8 below*

7) Are you aware of any nuisances or other factors that affect this property or Common Areas?  YES  NO *If YES, see item 8 below*

Seller(s) Initials ( ) ( ) Buyer(s) Initials ( ) ( )

**Property Address:** \_\_\_\_\_

8) If the answer to questions 2 – 7 above was YES, respond to each question. Please include copies of receipts or documents supporting any explanation for the Buyer(s) review. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ or  (If checked) Attached is an Addendum with the Seller's answers and explanations.

9) **Park / Community Application and Approval:** Buyer(s) to be aware that in order to obtain Park / Community approval that Buyer(s), and any occupants of the property, may be required to submit documentation, including but not limited to the following: financials, personal information, applications, and all occupants of the property may need to be approved now, and in the future, by the Park / Community Management. Buyer(s) and Seller(s) are aware that the Park/Community may require Buyer(s) and Occupants go in person to the Community to meet with the Community Manager or Board Members, etc. to be approved and receive Community documents.

10) **Park / Community Document Fees:** Buyer and Seller are aware that the fee for the Park / Community Disclosures, if any, may be required to be paid up front by the party designated in the Purchase Agreement. Buyer(s) and Seller(s) are aware that the Purchase Agreement states that the Seller has three (3) days after acceptance of an offer to request the Disclosures from the Park/Community.

11) **Community Keys and Access:**

**Seller has the following:**

- Key(s) # \_\_\_\_\_ For: \_\_\_\_\_
- Cards# \_\_\_\_\_ For: \_\_\_\_\_
- Fob(s) # \_\_\_\_\_ For: \_\_\_\_\_
- Remote(s) # \_\_\_\_\_ For: \_\_\_\_\_
- Other \_\_\_\_\_

Seller(s) are aware that they may be required to pay a fee to the Park/Community/Management regarding the above means to access Common Area Facilities previously issued that Sellers do not currently have in their possession. Buyer(s) are aware that they may be required to pay a fee or make a deposit to the Park/Community/Management to obtain keys or other means to access Common Area Facilities. Buyer(s) are advised to verify with the Park/Community/Management the cost and method to obtain keys or other means to access the Common Area Facilities. Seller(s) and Buyer(s) can also verify with Escrow what any Demand Document may state regarding the above.

12) **Utilities**

- |             |  |  |   |
|-------------|--|--|---|
| Electricity | <input type="checkbox"/> Included in FEE | <input type="checkbox"/> Sub-Metered / Billed with Fee | <input type="checkbox"/> Billed Directly by Utility |
| Gas         | <input type="checkbox"/> Included in FEE | <input type="checkbox"/> Sub-Metered / Billed with Fee | <input type="checkbox"/> Billed Directly by Utility |
| Trash       | <input type="checkbox"/> Included in FEE | <input type="checkbox"/> Sub-Metered / Billed with Fee | <input type="checkbox"/> Billed Directly by Utility |
| Water       | <input type="checkbox"/> Included in FEE | <input type="checkbox"/> Sub-Metered / Billed with Fee | <input type="checkbox"/> Billed Directly by Utility |
| Cable/TV    | <input type="checkbox"/> Included in FEE | <input type="checkbox"/> Sub-Metered / Billed with Fee | <input type="checkbox"/> Billed Directly by Utility |
| Sewer       | <input type="checkbox"/> Included in FEE | <input type="checkbox"/> Sub-Metered / Billed with Fee | <input type="checkbox"/> Billed Directly by Utility |

13) **Items Included in FEE for this Property:**

- Gardener  Front Yard Landscaping & Maintenance
- Landscape / Greenbelt Maintenance  Other \_\_\_\_\_
- Clubhouse Maintenance  None \_\_\_\_\_

14) **Association / Community Amenities:** (Check all that apply)

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Pool(s)                      | <input type="checkbox"/> Card Room                  | <input type="checkbox"/> On Site Security               |
| <input type="checkbox"/> Spa(s)                       | <input type="checkbox"/> Dock                       | <input type="checkbox"/> Other Courts                   |
| <input type="checkbox"/> Clubhouse                    | <input type="checkbox"/> Dog Park                   | <input type="checkbox"/> Paddle Tennis                  |
| <input type="checkbox"/> Sauna(s)                     | <input type="checkbox"/> Gated / Controlled Access  | <input type="checkbox"/> Pier                           |
| <input type="checkbox"/> Fire Pit(s)                  | <input type="checkbox"/> Golf                       | <input type="checkbox"/> Tennis                         |
| <input type="checkbox"/> Barbecue(s)                  | <input type="checkbox"/> Gym/Exercise Room          | <input type="checkbox"/> Racquetball Court              |
| <input type="checkbox"/> Outdoor Cooking Area         | <input type="checkbox"/> Hiking Trails              | <input type="checkbox"/> Recreational Multipurpose Room |
| <input type="checkbox"/> Picnic Area(s)               | <input type="checkbox"/> Horse Trails               | <input type="checkbox"/> RV Parking Area                |
| <input type="checkbox"/> Playground(s)                | <input type="checkbox"/> Jogging Track              | <input type="checkbox"/> Security Patrol                |
| <input type="checkbox"/> Concierge                    | <input type="checkbox"/> Kennel                     | <input type="checkbox"/> Sport Court                    |
| <input type="checkbox"/> Banquet Facilities / Kitchen | <input type="checkbox"/> Kitchen in Clubhouse       | <input type="checkbox"/> Storage Area                   |
| <input type="checkbox"/> Biking Trails                | <input type="checkbox"/> Meeting Room               | <input type="checkbox"/> Other _____                    |
| <input type="checkbox"/> Billiard Room                | <input type="checkbox"/> Media Room / Theatre       | <input type="checkbox"/> Other _____                    |
| <input type="checkbox"/> Boathouse                    | <input type="checkbox"/> Onsite Property Management |   |
| <input type="checkbox"/> Bocce Ball Court             |   |   |

Seller(s) Initials (       ) (       )      Buyer(s) Initials (       ) (       )

**Property Address:** \_\_\_\_\_

**15) Pets**

Pets Permitted

Pet Rules

Weight Limit

Pets Are Not Permitted

Pet Breed Restrictions

Call Community for Pet Rules

Other: \_\_\_\_\_

**Buyer(s) and Seller(s) acknowledge receipt of this Manufactured Home Community Disclosure**

Seller(s) acknowledge and represent that they have fully and truthfully filled out this disclosure, and all other disclosure documents, to the best of their knowledge. In addition, Seller(s) acknowledge that they did not rely upon either broker or their agents for any information regarding the filling out of this, or any other disclosure document, or the making or omission of any disclosure.

**Seller Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Seller Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Buyer(s) are advised that there may be issues that impact the Buyer(s) and the subject property relating to the following; insurance; the existence of pending or future lawsuits, current or future assessments, and other matters that may impact Buyer(s) and/or the property. Buyer(s) shall take all necessary steps to identify and evaluate any such issues.

Buyer(s) are hereby advised to contact the Park / Community Management Company regarding the information above and/or any other questions regarding the property and/or the Park / Community. The real estate companies and agents make no representations as to the accuracy of this information and agree to hold the Brokers, Agents, and Real Estate Companies harmless with regard to any representations and disclosures made in this document. Brokers and their agents have not, and will not, independently verify this information and Brokers and their Agents have made no other disclosures or representations regarding the issues contained in this document unless such disclosures have been made in writing in the Agent's Visual Inspection Disclosure or other document.

**I have received, read and acknowledge receipt of a copy of this information:**

**Buyer Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Buyer Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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