



CREATIVE EXPERTISE TO HELP YOU BUY YOUR MOBILEHOME PARK

PARK STATUS QUESTIONNAIRE

DATE: _____

PARK NAME: _____

#OF SITES: _____

ADDRESS: _____

CITY, COUNTY, STATE, ZIP: _____

FORM COMPLETED BY (Name, Address, Position): _____

What rating are you giving the Park?

5 Star _____ 4 Star _____ 3 Star _____ 2 Star _____ 1 Star _____

Thank you for completing this questionnaire. Some information might not be available, so make estimates if necessary or indicate the information is *Not Available*. The form will be of help both to the residents seeking to purchase their park and to PMC Financial Services in order to provide guidance with the purchase process.

GENERAL PARK DESCRIPTION, INCLUDING AMENITIES:

EXISTING OWNER, Address & Phone: _____

PROFESSIONALS ASSISTING THE RESIDENTS (Name, Address, Phone): _____

ATTORNEY: _____

CONVERTER: _____

ENGINEER: _____

REAL ESTATE BROKER: _____

OTHER: _____

PARK HISTORY:

What was the use of the land prior to the park development? _____

When was the park first developed? _____

Were there any expansions?: _____ When?: _____

When did the current owner purchase the park? _____

Who holds the financing? _____

Any liens on the property? _____

Is there a boundary survey available?: Yes No Are the boundaries clearly defined?: Yes No

When was the park first occupied?: _____ Total Size in Acres?: _____

Any restrictions/covenants in the deed?: _____

Any potential for expansion? _____

Is the property subject to a land lease? _____

INDIVIDUAL SITE INFORMATION:

Number of spaces? Triple _____ Double _____ Single _____

Size of homes? Triple _____ Double _____ Single _____

Dimension of the average site? _____

Pads construction? Concrete _____ Asphalt _____ Gravel _____ Dirt _____

How are homes anchored to pad? _____

How are homes skirted?: _____

Are all homes skirted?: Yes No Have all tongues/axles been removed?: Yes No

Wheels?: Yes No

Number of Pre-76 homes?: _____ Post-76 Homes?: _____

Number of park owned homes?: _____ Condition?: _____

Are utility services (sewer/water/elect) properly connected?: Yes No _____

What is the general appearance of lots?: _____

Fuel tanks (if any) properly installed?: _____

Type & condition of outbuildings?: _____

Current resident profile?: Seniors _____ Adult only _____ Children?: _____

Does park have age restrictions?: Yes No What?: _____

How many homes are currently for sale?: _____

Has the number of home for sale changed is the last 12 months?: _____

What is the estimated average age of the homes?: _____

RV rentals?: _____ RV storage spaces?: _____

Occupancy?: _____% Average YTD?: _____ Average last year?: _____

Who is responsible for site maintenance?: Owner Resident _____

MANAGEMENT INFORMATION:

On site management?: Owner/self _____ Mgt Company _____ None _____

Name & phone of management company?: _____

Rules & Regulations?: Yes No Enforced?: Yes No Any Illegal?: Yes No

Unusual Rules: _____

LEASING & RENTAL INFORMATION:

Does the park have leases?: Yes No Sub-leases?: Yes No Leases Current?: Yes No

Lease renewal date?: _____

Rent increases occur on?: Anniversary Date _____ Specified Date _____

Date of last rent increase?: _____ Average monthly increase \$ _____

Security deposits?: Yes No \$ _____

Any significant delinquencies?: _____

Any rent concessions offered?: _____

What is paid by residents?: Electric _____ Water _____ Sewer _____

Gas _____ Trash _____ Cable _____ Oil _____ Other _____

Are common area utilities billed back to residents?: Yes No

Are any utilities above ground?: _____

Any utilities submetered and billed to residents?: Yes No _____

Current average monthly rents?: Triples _____ Doubles _____ Singles _____

RV storage _____ Other storage _____ Other _____

Trash removal?: Owner Residents Plowing?: Owner Residents

ATTACH ESTIMATED ANNUAL OPERATING EXPENSES, IF AVAILABLE

PROPERTY INFORMATION:

ZONING STATUS: _____

Does park comply with ALL applicable zoning laws?: Yes No

Any legal non-conforming uses? _____

Is property subject to ANY agreements/consent decrees?: Yes No

Explain?: _____

Any law suits in process?: Yes No Explain _____

Does Park have all applicable permits (Town, State, Health, etc.)?: _____

COMMON AREAS & STRUCTURES:

Are there any park owned structures?: _____

Condition: _____

Common Areas?: _____ Condition?: _____

ROADS:

What is the type of road surface?: _____

Condition?: _____ Curbs?: _____

Off street parking at sites?: _____ Guest Parking?: _____

DRAINAGE:

Does the park have drainage problems?: Yes No Describe _____

Is the park within a flood plain?: Yes No

WATER SYSTEM:

Is the park connected to a municipal system?: Yes No If No, describe; _____

When was the system last tested?: _____ Any problems? _____

Any problems with pressure, freezing, maintenance, leakage?: _____

Is the system metered/submetered?: Yes No _____

SEWER SYSTEM:

Is the park connected to a municipal system?: Yes No If No, describe _____

When was the system last tested?: _____ Any problems? _____

Any problems with pressure, freezing, maintenance, leakage?: _____

Is the system metered/submetered?: Yes No _____

ELECTRICAL SYSTEM:

Is there overhead service to homes?: Yes No Condition?: _____

Any history of electrical problems?: _____

Is the system metered/submetered?: Yes No _____

ENVIRONMENTAL CONDITIONS:

Is there any record or history of hazardous waste activity on-site?: _____

Are there oil/gasoline tanks on the property?: Yes No _____

Does the property show any signs of leaks, seeps, soil coloring, junked vehicles,
environmental high risk activity?: _____

RESIDENT ASSOCIATION/BORROWING ENTITY:

Name of resident association: _____

Type of entity: _____

Contact person, address & phone: _____

MARKET INFORMATION:

List the largest employers in the area and approximate number of residents employed by each:

List the 5 nearest park competitors, Type (Senior/Adult/Family), Rent Range, and occupancy %:

What is the overall market occupancy % _____

Why does the park compete favorably with the above competing properties?: _____

What are comparable rents for area 2BR/2Bath and 3BR/2Bath apartment units?: _____

What is the average cost of a comparably sized area single family home?: _____

What type of property is located on each side of the park (apartments, residential, agricultural, etc.)?: _____

OTHER INFORMATION:

APPRAISAL: Is an appraisal available? Yes No If yes, provide appraiser's name, address, phone and park valuation - _____

ENVIRONMENTAL: Is an environmental report available? Yes No If yes, provide consultant's name, address, phone, and problems noted _____

ENGINEERING: Is an engineering report available? Yes No If yes, provide engineer's name, address, phone, and problems noted: _____
