Palm Shadows
Mobile Home & RV Resort

Procedures and Order of Sale of Property*
Located in Palm Shadows MH & RV Resort

Homeowner(s) have the right to sell their property on their rental site(s). The following guidelines must be followed or approval of the home sale may be delayed.

1) At least 15-day notice in writing from homeowner(s) to Palm Shadows management of its intent to sell the property on a leased lot(s).

2) All outstanding balances must be paid in full[1].

3) Potential buyer(s) are required to submit residency applications and background/credit check authorization forms along with required documentation and the background check fee.

4) The approval process must be completed after the initial agreement is reached but _before_ the sale is finalized.

5) The home must be inspected and brought up to community standards as outlined in the community guidelines. An inspection of the home and lot shall be performed by the community owner/property manager to inform the seller and buyer of what improvements, and/or corrections, must be done prior to the transfer of the home.

6) Prior to sale or transfer of any home, the home must have an electrical inspection by a licensed electrician, be in good repair and in compliance with rules and regulations.

7) Once all improvements and/or corrections are completed, along with a statement from the licensed electrician stating the home is in compliance, the approval process can be finalized.

8) Occupancy of home _will not be allowed_ until all of the above procedures are completed.

9) A copy of the bill of sale, executed State of Texas Title or Statement of Ownership must be provided to the property manager/park office as proof of new ownership within 45 days of the sale being finalized.

*Manufactured Home, Park Model, Mobile Home, RV (permanently housed on a lot)

[1]Should seller(s) have a credit balance, credit balance will transfer to new homeowner(s) once approved and home is in compliance and documentation is received. Prepaid rent is not refunded to seller(s).