

TUCKAHOE ACRES

For Sale Process

- #1** Campsite must pass an inspection confirming all boundaries, rules, & regulations are up to code. Camper must be no older than 15 years of age. Any violations must be addressed **BEFORE** camper may go up for sale. Also, all hold-deposits **OR** rent payments must be up to date. Hold-deposit must be paid for the following season, & if still for sale once current season begins, all rent must be paid in advance in order to stay on the For Sale List.
- #2** Seller must mail or drop off a For Sale Deposit of \$500 toward the eventual total 5% Fee to sell on site and to be included on Tuckahoe Acres For Sale List.
- #3** Email us a description which includes asking price, what you're selling and preferred phone # for prospective buyers to call about your listing (see the current For Sale List on our website tuckahoeacres.com for examples).
- #4** Mail or leave us a copy of your key in case you want to call & authorize us to give it out to prospective buyers.
- #5** Once you have found a serious prospective buyer for your listing; have them contact us to schedule an appointment to fill out an application in person to be approved to become a rental tenant at Tuckahoe Acres.
- #6** Once approval is confirmed by Tuckahoe:
Buyer calls Tuckahoe Acres (302)539-1841 to schedule a "closing" appointment with both parties present at Tuckahoe for the following:
 - *Buyer/Seller to sign the Official Tuckahoe Bill of Sale in front of our notary
 - *Buyer to provide a copy of ALL earnest money AND final balance checks to seller matching the amount on Tuckahoe Bill of Sale
 - *Seller to turn in ALL their gate cards & parking permits for a \$25/ card security deposit refund for each complete set (1 hang tag/1 gate card). Seller must have both to get a refund.
 - *Seller to pay the balance of the 5% For Sale Fee to Tuckahoe Acres (5% of all equipment in the sale including, but not limited to camper, deck, shed, screen room, furnishings & golf cart)
 - *Buyer to receive, "NADA lowest Blue-book printout" for DMV camper-only figure on back of transferred title, DMV-fees estimate, new gate cards, parking permits, & copy of rent statement with their new camper information in our system.