

The Park at Pocasset
Charles W. Austin Trust
Box 1088, Pocasset, MA 02559-1088
www.TheParkAtPocasset.com info@TheParkAtPocasset.com
508.563.3666 Emergency
508.563.6045 Office

RESIDENCY APPLICATION

Date _____

Name, Last _____ First _____ Middle I. _____

Social Security Number Drivers License Number Date of Birth

Sex Marital Status Phone Number Email Address

Residence History, Address, Own or Rent, and How Long

Employment History

Other income

Child support and/or alimony payments

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Personal References

Credit References, Outstanding Obligations

Credit References, Asset Information.

Home Information, Park Lot # and Street or Avenue #, Year, Make, Model, Serial #, Size, Loan or Bank Information. **Please Attach** copies of Title and/or Bill of Sale.

All Other Occupants, Names, Relationship, Social Security #, and Date of Birth

All vehicles registered or unregistered make, model, serial #, registration numbers and who they are registered to. **Please Attach** copies of title and/or registration.

All pets, cats, dogs, and others, name, breed, weight, sex, licence #, color/markings, and age.

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I/we hereby declare that all statements made in this application are true and correct. I/we hereby authorize The Charles W. Austin Trust, which is an agent acting on behalf of the lessor or ownership entity to obtain a consumer report, and any other information it deems necessary, for the purpose of evaluating my/our application. I/we agree that verification or re-verification of any information contained in this application may be made at any time by the Community either directly or through a credit reporting agency. I/we understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment/salary details, vehicle records, licensing records, and/or any other information. I/we authorize the Charles W. Austin Trust to disclose such information and all information in or related to this application, with each other and with other affiliated entities, for their everyday business purposes (but not marketing purposes.) I/we hereby expressly release the Charles W. Austin Trust, which is an agent acting on behalf of the lessor or ownership entity, and any procurer or furnisher of such information, from any liability whatsoever in the use, procurement, or furnishing of such information, and understand that my/our application information may be provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies. I/we authorize the Community to provide a photocopy of this application to others to prove my/our authorization for the release of information by others. The Community will rely on the information contained in this application; I/we agree to update the information if any material facts change prior to closing or occupancy. I/we authorize the Community to release the third parties any information necessary to monitor the status of the insurance sold to me/us to the extent permitted by law. This application is not a contract, lease, or a homesite reservation and gives me/us no rights of tenancy.

Applicant's Signature

Date

When buying a manufactured home, there are a number of important considerations, including price, quality of construction, features, floor plan, and financing alternatives.

The United States Department of Housing and Urban Development (HUD) helps protect consumers through regulation and enforcement of HUD design and construction standards for manufactured homes. Manufactured homes that meet HUD standards are known as ‘HUD-code manufactured homes.’ The Massachusetts Department of Housing and Community Development regulates Massachusetts manufacturers, retailers, brokers, salespersons, installers, and rebuilders of manufactured homes.

If you plan to place a manufactured home on land that you own or will buy, you should consider such items as:

“ZONING AND RESTRICTIVE COVENANTS” Municipalities or subdivisions may restrict placement of manufactured homes on certain lots, may prohibit the placement of home within a certain distance from property lines, may require that homes to be a certain size, and may impose certain construction requirements. You may need to obtain building permits and homeowner association approval before you place manufactured home on a certain lot.

“WATER” Be sure that your lot has access to water. If you must drill a well, contact several drillers for bids. If water is available through a municipality, utility district, water district, or cooperative, you should inquire about the rates you will have to pay and the costs necessary to join the water system.

“SEWER” If your lot is not serviced by a municipal sewer system or utility district, you will have to install an on-site sewer facility (commonly known as a septic system). There are a number of concerns or restrictions that will determine if your lot is adequate to support an on-site sewer facility. Check with the local county or licensed private installer to determine the requirements that apply to your lot and the cost to install such a system.

“HOMEOWNER ASSOCIATION FEES” Many subdivisions have mandatory assessments and fees that lot owners must pay. Check with the manager of the subdivision in which your lot is located to determine if any fees apply to your lot.

“*TAXES*” Your home will be appraised and subject to *ad valorem taxes* as are the other single-family residential structures. These taxes **MUST** be escrowed with your monthly payment, except that your lender is not obligated to impose an escrow requirement in a real property transaction involving a manufactured home if the lender is a federally insured financial institution and does not otherwise require the escrow of taxes, insurance premiums, fees or other charges in connection with loans secured by residential real property. On closing, you will be notified of all provisions pertaining to federal truth-in-lending disclosures.

“*INSURANCE*” Your lender may require you to obtain insurance that meets lender requirements and protects your investment. You should request quotes from the agent of your choice to obtain the insurance.

“*TYPES OF MORTGAGES AVAILABLE*” The acquisition of a manufactured home may be financed by a real estate mortgage or a chattel mortgage. A real estate mortgage may have a lower interest rate than a chattel mortgage.

“*RIGHT OF RESCISSION*” If you acquire a manufactured home, by purchase, exchange, or lease-purchase, you may, not later than the **THIRD DAY** after the date the applicable contract is signed, rescind the contract **WITHOUT PENALTY OR CHARGE**.

This **Consumer Disclosure Notice** was provided by the retailer and/or lender shown below on this date and it was provided to me(us) before I or (we) completed a credit application or before signing a contract to purchase a manufactured home.

Consumer _____ Date _____

Consumer _____ Date _____