



Manufactured Housing Community, LLC

A quality manufactured housing community for persons 55 years+

IMPORTANT INFORMATION FOR PROSPECTIVE RESIDENTS OF PARKWOOD



We are delighted that you are considering becoming part of the PARKWOOD family of Residents. In order to help your purchase be a smooth one, we would like to familiarize you with the procedures for acquiring a home that is to remain in PARKWOOD:

- **Application:** The first step is to submit an application for residency in PARKWOOD. Each applicant looking to reside in Parkwood must be a minimum of 55 years of age. Applications are sent to a professional screening service and need to be filled out completely by each adult to be living in the home. Please do not leave any blank spaces. They are then returned to PARKWOOD, accompanied by a money order (no checks) payable to Parkwood in the amount of \$45.00 for each applicant.
- **Applying Online:** Applications can also be filled out and the fee paid online via our website www.parkwoodcommunity.com.
- **We urge you to not commit yourself to the purchase of any home until you have received that approval from Parkwood.** Approved applications are valid for 6 months.
- **Lease Agreement:** Once you have selected a home and have an accepted purchase offer, let us know. We will prepare a lease agreement that will go into effect upon close of escrow of the home. That lease must be fully executed by tenant and Landlord prior to close of escrow.
- **Security Deposit/Initial Lot Rent:** Your security deposit of \$500 is paid to the title company, who will pay Parkwood. Unless escrow closes on the first of the month, lot rent for the month the home closes will be paid by the seller of the home. Your escrow officer will then prorate the rent in escrow. PARKWOOD does not prorate lot rent. Frequently, the title company will collect the first month of rent that you will owe Parkwood. They will send Parkwood a check for the security deposit and the first month rent once the sale closes.

The application approval and execution of the lease prior to close of escrow are critical elements of the process. A buyer who fails to take care of either issue may be required to remove the home from the community.

Thank you for including PARKWOOD as a possible
choice for your new home.

PARKWOOD MANAGEMENT
41 Green Meadow Drive, Sequim, WA 98382
360-683-8765



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Welcome to PARKWOOD!

We're glad you took the time to visit PARKWOOD, a manufactured housing development for adults 55 years and over. We hope you caught a glimpse of the spirit of community that makes it so much more than just a place to live. The pace is lively, but not hurried. Neighbors smile readily as they walk meandering trails or private streets. The clubhouse often fills with laughter as friends gather for cards, billiards, ping pong or other events, classes, and activities. Our hospitable staff truly enjoys the people we serve.

Our 209 homes are spaciouly arranged at only three per acre, along winding tree-studded streets and grassy meadows. All community amenities and tranquil green belts are beautifully maintained for your enjoyment. The infrastructure of the Park was carefully designed to optimize hassle-free living. Each house is set level to the ground and complemented by the individual owner's attractive landscaping. Many Residents are snowbirds, and they appreciate their neighbors and management keeping an eye on their home while away. The water system has back-up power, and the on- site storage for your RV is gated and locked.

We invite you to call, write, email, or stop by our office. Our Office Manager can give you a map of the park and a list of any homes available for purchase. Better yet, come and experience PARKWOOD! Stroll the trails, visit the clubhouse, and meet the special people who make it a wonderful place to live.

Sincerely,

Jon Gibson

For the Gibson Family

"A friendly place to live"

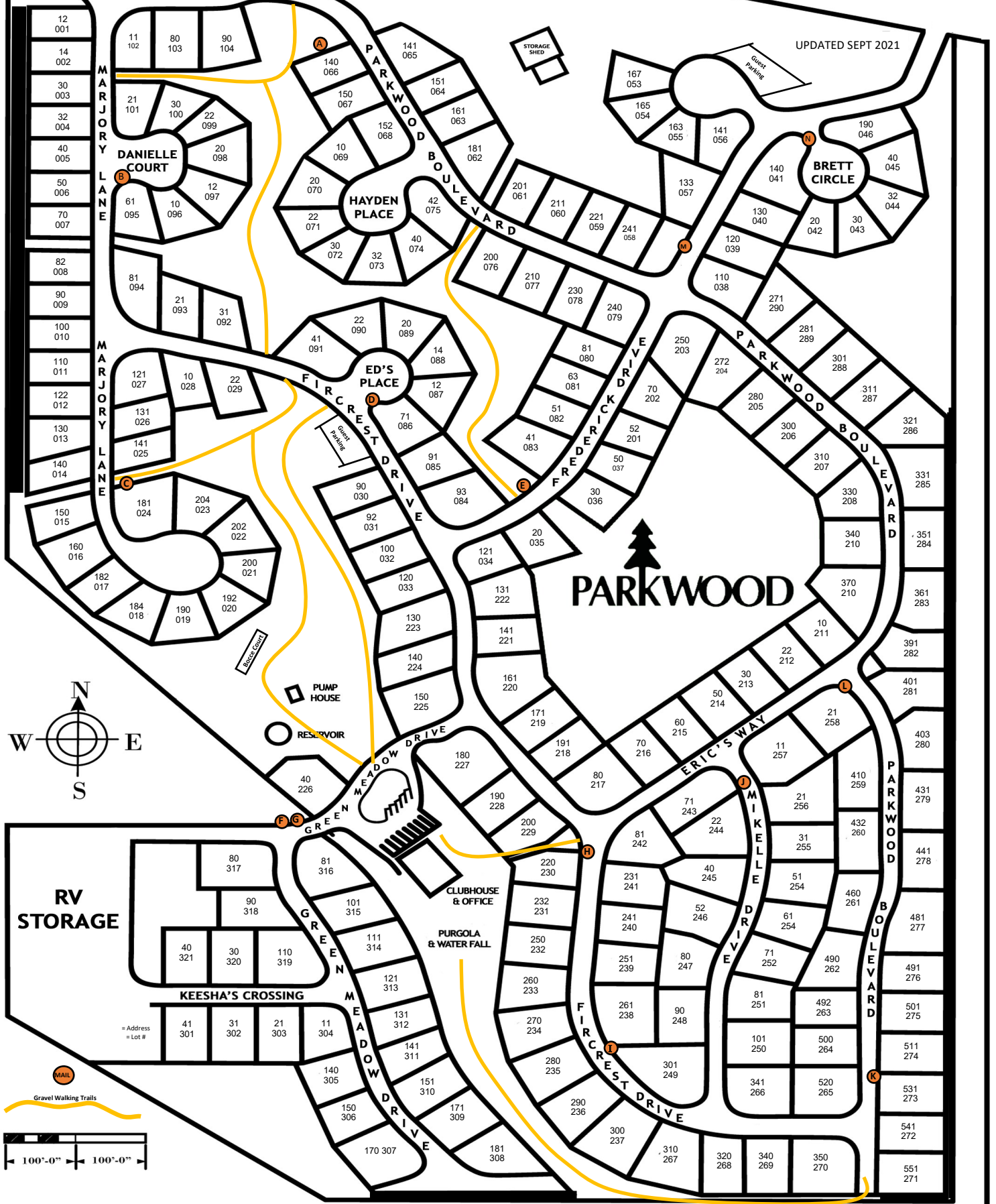
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Member, Manufactured Housing Communities of Washington

6/9/2021

HIGHWAY 101

UPDATED SEPT 2021





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FACTS & FIGURES 2025

Rev. 1/24/2023

The following information is to assist you as you consider PARKWOOD as your future home.

Current Rental Rates for Lots in PARKWOOD:

Double Wide:	\$675.00
Triple Wide:	\$690.00
RV Storage Lot: RV:	\$40.00
RV Storage Lot: Car:	\$20.00

A Security Deposit of \$500.00 is required.

- We have a clubhouse with all the amenities for individual and group use. You will find a large meeting area for community events and/or your own private entertaining. A library, card room, exercise equipment, billiards, table tennis, a well-equipped kitchen, bocce ball court and barbecue facilities. There are also plenty of green spaces and walking trails throughout the park. The clubhouse also features a backup generator to ensure a warm, safe place in the event of an extended power failure.
- Your rent includes not only the use of the wonderful clubhouse facilities above but also the maintenance/repair/improvements of all common areas. This includes greenbelts and walking trails, clubhouse, roadways, and streetlights. This also includes the oversight and repairs of the park community septic and water systems.
- The water from PARKWOOD'S own community well system is complete with backup power in case of an electrical power failure.
- Our friendly staff is here to assist you. We provide an office at the clubhouse where our Office Manager, Jenece Brown, is available to assist you and answer any questions. Our onsite General Manager, Dale Metzger, takes pride in making sure everything at PARKWOOD is kept running properly, and that the grounds are manicured and looking their best. Dale and Jenece ensure the PARKWOOD community runs smoothly, efficiently, and in a friendly manner. Everyone in PARKWOOD will tell you what a wonderful job they do and that it's always with a smile.
- Community gatherings. The owners, The Gibson Family, host events each year. They also contribute monthly funds for Resident initiated social events.
- A Copy of our Rules & Regs is available upon request to prospective Residents.

Taxes:

- A personal property tax is charged by Clallam County annually.
- The real estate excise tax is payable by the seller, not the buyer, at the time the home is purchased.
- PARKWOOD is responsible for all taxes on the land.

Utility services provided and billed by others:

- Water & Septic
- Electrical power
- Telephone & Internet
- Cable TV Trash & Recycle pickup



PARKWOOD 2025 WATER & SEPTIC RATES

YOUR BILLING START DATE: Upon Move In Date

Invoices will be sent monthly by Guardian Water & Power

**** PARKWOOD WINTER RATES****

October 1 – May 31

Monthly Base Rate \$19 (Includes up to 3800 gallons)

Tier 1 (3801-5000 Gallons) \$0.005 per gallon

Tier 2 (5001-7000 Gallons) \$0.010 per gallon

Tier 3 (7000+ Gallons) \$0.015 per gallon

****PARKWOOD SUMMERRATES****

June 1 – September 30

Monthly Base Rate \$19 (Includes up to 4800 gallons)

Tier 1 (4801-7000 Gallons) \$0.010 per gallon

Tier 2 (7001+ Gallons) \$0.015 per gallon

HOW MUCH CAN I EXPECT TO PAY FOR MY WATER & SEPTIC?

Metering provides a fair and equitable method of distributing utility costs. Those who use more of this precious resource pay for it directly. Residents who conserve water will save and will no longer subsidize those who over-consume water, as has been the case when water has been included in rent.

DO YOUR PART. BE WATER SMART!



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PARKWOOD FAQs

What does the monthly rent include?

Your lot rent necessitates the lease of your lot, use and upkeep of community amenities, clubhouse, and maintenance of common areas. Some of the specific items the lot rent compensates for: landscaping of all common areas and upkeep of our on-site amenities such as the community clubhouse and bocce ball court; community events; taxes and insurance; maintenance related equipment; utility infrastructure, such as community well, septic & drain fields; irrigation of common areas and road maintenance & repair.

Why are there different rent amounts throughout the park?

The rent amounts vary with respect to home/lot size. New tenants assume the balance of the seller's lease. All leases automatically renew for 12 months, which may include an increase, at expiry.

Are there any homes for rent in Parkwood?

All homes are owner-occupied. Parkwood does not allow rentals or subletting.

What are the age restrictions?

All Residents/Occupants must be 55 years or older.

Are utilities included?

Residents pay for all their own utilities. However, the park is on its own well and community septic system. The water usage is metered, and the allotment cost is \$19.00 per month. The septic tanks, drain fields and water system are maintained by the park.

Are there restrictive covenances in the park?

There are rules in place for exterior paint, fencing & structures. Please refer to the Guidelines for Living AKA the Rules & Regs.

Do you allow pets in the park?

Yes. Two domestic dogs per residence. However, NO Wolf crossbreeds, Rottweiler, Doberman Pinscher, Chow, Pit Bull, German Shepherd, Akita, Heeler, Cane Corso, Kuvasz, Presa Canario are allowed on the premises. Cats are allowed but, just like dogs, must remain within your lot space or restrained by a leash.

Who maintains each lot?	Residents are responsible and required to upkeep the exterior of their home, driveway, decks, walks and yard space.
Can I put a firepit in my backyard?	Wood/debris burning firepits are NOT allowed in the park. You may however, upon park approval, install a propane fire pit.
What if I want someone to move in or come stay with me?	All Residents/Occupants must be screened and pre-approved for tenancy within the park. Guests may not remain in the Community for more than 15 days in a 60-day period. All Occupants must be 55+.
Does Parkwood sell the homes?	Occasionally, management is asked to list a home but typically the homes are sold by individual realtors of the homeowner's choice.
Does Parkwood have RV storage?	Yes. There is a locked, fenced area for Resident use for an additional monthly fee.



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5 Crucial Reasons You Should Never Skip a Home Inspection

In this competitive housing market, some buyers are waiving home inspections to boost the chances of their offer being accepted. Experts weigh in on why this tactic could be more costly than you think.

Amid a lack of inventory and fierce bidding wars, prospective homebuyers are resorting to drastic (and often ill-advised) measures to get a leg up in this red-hot housing market. Some are paying exclusively in cash or offering thousands of dollars above the asking price, while others are choosing to forego a home inspection to sweeten the deal for the seller. "Waiving an inspection means less hassle for the seller, which may result in increased consideration for a buyer's offer on a home," says Alison Malkin, a RE/MAX real estate agent based in Connecticut.

During the pandemic-fueled housing boom, more than 13% of buyers have waived the inspection contingency, which allows buyers to request repairs or cancel the sale if issues are found, when purchasing their homes, according to data from the real estate brokerage Redfin. Although this tactic might be tempting to expedite the sale and gain favor with the seller, waiving a home inspection is generally never a good idea. We talked to home experts who shared some of the compelling reasons why you should never skip the inspection before buying a home.

CREDIT: ADAM ALBRIGHT

1. You could unknowingly inherit costly repairs.

"A home inspection will provide a solid understanding of the current state of a home including the condition of its systems and appliances—and it lets you know if repairs will be needed," says Raj Midha, senior vice president and general manager at American Home Shield, a home warranty company. By foregoing the inspection, you risk letting major issues go undetected. Problems with the home's foundation, roof, plumbing, or HVAC system can cost thousands of dollars to fix, and by purchasing a house without an inspection contingency, you accept financial responsibility for making these repairs.

2. Overlooked issues can pose health and safety hazards.

Without an inspection, you might not be aware of problems that can negatively impact your family's health and safety. Midha notes that a home inspector can often detect potentially hazardous issues such as outdated electrical wiring, deteriorating plumbing materials, or galvanized pipes that may contain traces of lead. Serious structural problems, such as cracked walls, sloping floors, and other damage to the foundation, can also make the home an unsafe environment. "The home inspector can flag apparent safety issues for a licensed contractor to formally inspect and repair or replace as needed," Malkin says.

3. Insurance might not cover costly repairs.

For pre-existing issues discovered after you move in, you can't always count on insurance to help cover the costs of repairs. Because the damage occurred before you purchased the home, insurance companies typically don't cover these issues, says Andrea Collins, home expert and vice president of communications at the insurance company Hippo. An inspection can identify many of these costly issues, so you don't get stuck paying for them out of pocket.

However, it's important to note that an inspection isn't guaranteed to catch every issue in a home, as the inspector can't open up walls or see under the floors, Malkin says. Consider a supplemental insurance policy that can cover issues that arise later.

4. You forfeit some negotiating power.

"The window following the home inspection is your opportunity as a buyer to reevaluate your offer, renegotiate as appropriate, or even pull the offer if it's no longer an attractive investment," Collins says. She notes that more than 80% of home sale prices are negotiated twice: once for the initial offer and again after the inspection. If you skip the inspection, you forfeit your opportunity to adjust the price to more accurately reflect the condition of the home and account for future repairs.

5. The inspection can provide extra peace of mind.

For better or worse, a home inspection grants you a clearer picture of the home's condition. "Once that option is waived, new owners eliminate one of the layers of protection designed to safeguard their budget and reduce levels of stress," Midha says. Not knowing the details of the home's condition can bring additional uncertainty and anxiety to the already stressful process of buying a house. But by completing an inspection, you at least know what you're getting into. "If the home inspector finds a lot of problems, you can assume there are a lot of issues that can't be seen during the inspection," Malkin says. "If the home inspection yields few issues, you can breathe a little easier knowing the home is in decent shape."