

HOME STANDARDS

To qualify for move-in to this community, homes must meet the following Standards (the “Standards”), which are a part of the application process. If approved, the home must be maintained in accordance with both the Lease and with these Standards, which will become a part of your Lease.

Management may approve or disapprove homes, permit exceptions, or require repairs to be made prior to move-in on a case-by-case basis in management’s sole discretion. If you have any questions or concerns, please contact management.

1. General:

- Must be owned by the Tenant
- Must be built on or after June 15, 1976 and be HUD certified
- Must be structurally sound, with no signs of sagging, bowing, soft spots, or significant damage to its frame or chassis
- Any additional structures or appurtenances (e.g. sheds, carports, decks, etc.) must be approved in advance by management

2. Roof:

- Must be pitched, watertight, and free of leaks; flat or rounded roofs are generally not permitted
- No missing, or broken shingles/panels, visible rust, or excessive moss, algae, or damage

3. Exterior siding material and condition:

- Siding must be clean and free of damage (e.g. no mildew, excessive dirt, rust stains, holes, dents, buckling, or discoloration)
- All repairs must match existing materials and be seamless to avoid a patchwork appearance

4. Windows and doors:

- All windows and exterior doors must open, close, and seal properly
- Glass must be free of cracks, breaks, or condensation/fogging between panes
- Screens (if present) must be intact, free of tears or significant damage

5. Exterior paint and trim:

- All painted surfaces (e.g. trim, fascia, window frames, doors, shutters) must be well-maintained, free of peeling, chipping, cracking, or severe fading
- All trim must be intact and properly affixed

6. Smoke and carbon monoxide detectors: All homes must have operational smoke and carbon monoxide detectors

7. Skirting/underpinning:

- Must fully enclose the home’s undercarriage to the ground level, without gaps
- Materials must be durable and weather-resistant (e.g. vinyl, concrete, masonry, or treated wood lattice with solid backing); fabric or temporary skirting is prohibited
- Must be securely installed, free of holes, cracks, missing panels, buckling, or damage
- Color and material should complement the home's exterior

8. Decks, porches, patios, and steps:

- Must be constructed of weather-resistant materials such as treated wood, composite, concrete, or masonry
- Must be structurally sound, free of rot, excessive splintering, or loose boards
- Must include a minimum 3x3 landing
- Handrails and guardrails must be securely installed and meet safety code requirements
- Surfaces must be clean, free of excessive dirt, mildew, or debris
- Any paint or stain applied must be uniform and well-maintained
- Steps must be secure, level, and free of tripping hazards
- Decks larger than a 4x4 landing require prior written approval from management

9. Homes on lots in flood zones:

- Must be elevated above the base flood elevation in accordance with all code requirements
- Must carry flood insurance for the full replacement cost of the home and provide proof of coverage annually

10. Move-in requirements:

- The home may only be moved on a date that is approved in writing by management; no move-ins, including any change of the move-in date, will be permitted without management's prior approval
- No move-ins or work on the premises will be permitted without management's receipt and approval of certificates of insurance from every contractor performing work on the premises
- Home and any approved appurtenances (e.g. sheds, decks) must be installed in the exact location specified by management, with proper permitting, and in compliance with all laws
- Copies of all permits must be provided to management upon receipt
- All skirting and decks/steps must be installed and hitch removed within thirty (30) days of the home's arrival on the premises