



HOME STANDARDS

To qualify for move-in to a Cooper Square 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 require repairs, repainting, or improvements to maintain community standards and streetscape. Homes that fail to meet these requirements may be denied move-in or require correction before occupancy. If you have any questions or concerns, please contact management of the community to which you are applying.

Ownership & Certification

- Must be owned by the applicant.
- Must be HUD-certified and built on or after June 15, 1976.

Structural & Exterior Condition

- Home must be structurally sound with no sagging, bowing, soft spots, or major frame damage.
- Roof must be watertight, with no missing or broken shingles/panels, visible rust, damage, discoloration, or leaks; flat or rounded roofs are generally not permitted.
- Siding must be intact, clean, free of holes, dents, rust, mildew, or discoloration. Repairs must match existing materials for a seamless and non-patchwork appearance.
- Paint and trim (doors, shutters, fascia, window frames) must be properly affixed, well-maintained, free of peeling, chipping, cracking, or fading.
- Windows and doors must open, close, and seal properly; glass must be free of cracks or breaks; screens must be free of tears.
- Skirting/underpinning must fully enclose the home’s undercarriage, be securely installed, made of vinyl, concrete, masonry, or treated wood lattice with solid backing, and free of gaps, cracks, buckling, or damage. Skirting color and material should complement the home’s exterior.

Safety Requirements

- Smoke and carbon monoxide detectors must be installed and operational.
- Homes in flood zones must be elevated above base flood level and carry proof of full replacement-cost flood insurance.

Additional Structures

- Sheds, carports, decks larger than 4x4, or other appurtenances must be approved in writing and in advance by management.
- Must be constructed of weather-resistant materials such as treated wood, composite, concrete, or masonry and must be clean, structurally sound, level, free of rot, excessive splintering, loose boards
- Handrails and guardrails must be securely installed and meet safety code requirements; a minimum 3x3 landing is required
- Any paint or stain applied must be uniform and well-maintained

Move-In Requirements

- A Contractor Information Form must be submitted, which will list your selected mover/installer and any plumbers, electricians, and other contractors that will be doing work on the premises
- 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
- 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
- The mover/installer and all plumbers, electricians, and other contractors performing any work on the premises must be properly insured and must each provide a certificate of insurance (COI) satisfactory to management; the COI must list the following information in the additional insured box:

*5100 Morrozoff Drive Property LLC, dba Hope Mills Estates
1235 East Blvd, Suite E-5142
Charlotte, NC 28203*

NOTE: No move-in will be allowed without management’s receipt and approval of ALL required COIs.