



Eagle Woods Home Sales at Winterset Farms

L COMMUNITY LIVING



Photo courtesy of Ritz-Craft of PA Corp.



Eagle Woods Home Sales at Winterset Farms



Photo courtesy of Eagle View Community



Pennsylvania Manufactured Housing Association

315 Limekiln Road • PO Box 248

New Cumberland, PA 17070

Phone: 717-774-3440 • 888-242-PMHA

Fax: 717-774-5596

Email: general@pmha.org

Website: www.pmha.org

COMMUNITY LIVING OFFERS:

A Lifestyle of its Own

For many people, living in a land-leased community is a life-style choice. Residents compare it to living in the small towns of yesteryear, where people actually know their neighbors.



Photo courtesy of Eagle View Community

To be a comfortable home, a house must be in the right setting. Land leased communities offer the lifestyle and amenities many homeowners consider essential to good living.



Just as different neighborhoods have different characters, land-leased communities are not all the same. Some are exclusively for seniors, while others cater to families. Many however, offer recreational facilities such as playgrounds, indoor recreation centers, some even have pools and nine hole golf courses! In addition to these amenities some communities have staff on hand who help coordinate group activities.



Photo courtesy of Countryside Estates

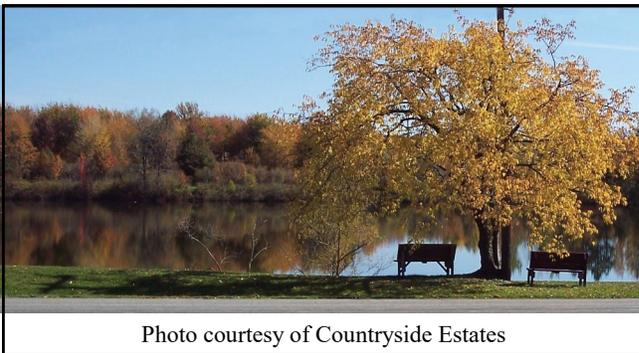


Photo courtesy of Countryside Estates

Peace of Mind

Land leased communities often develop into close-knit neighborhoods, because people look out for one another. Block watch programs, on-site managers, street lights and entrance gates also contribute to resident's feeling of security.

A current listing of member communities can be obtained from the "Find a Home" button on our website: www.pmha.org

COMMUNITY LIVING OFFERS:

Pride of Ownership

Communities offer the privacy and flexibility of home ownership. Most residents don't want the hassles of maintaining a big yard, but most do want the space for a small garden or workshop. They also want the ability to decorate, remodel, and otherwise make the home their own. By locating in a land leased community, they gain the advantages of owning their own home, without the added cost of buying the developed land.



Photo courtesy of Colony Factory Crafted Homes

Affordable Home Site

Leasing, instead of buying a home site can allow some people to realize the American dream of home ownership.

Land Leased communities charge a monthly rent, which will depend on the community's location, the size of the home site, and the different amenities the community offers. The rent may cover just the cost of leasing the home site, or it may also include fees for such services as garbage collection, basic cable television, and water and wastewater.

Lease length will vary from community to community. Leases longer than a year may be available, which will give residents an opportunity for personal financial planning.



Photo courtesy of Property Management Inc.



Photo courtesy of Fleetwood Homes - Rocky Mount



Photo Courtesy of Astro Village Listing Service

Existing Homes

In some cases potential residents may find a home they are interested in buying that is already located in a land leased community. Buying a home already in a community can simplify the purchase process, but buyers should still carefully research the community. The buyer and seller should meet with community management to make sure the home can remain in the community after the sale, and to review the community guidelines. All details such as personal property taxes, utility payments, etc., should be finalized between the buyer and the seller before the sale is completed.



Photo courtesy of Deb Darr

Choosing A Community

Selecting the right community is as important as selecting the right home. When “shopping” for a home site, potential residents should be sure to check the following:

- 1. Location:** Is the community near schools, stores, transportation, and other services?
- 2. Condition:** Is the home, and other homes in the community, well kept and clean?
- 3. Amenities:** Are there recreational facilities; extra storage; extra parking?
- 4. Lease:** What are the terms? Are multi-year leases available?
- 5. Other Costs:** Are there additional costs involved in setting a home in the community?
- 6. Responsibilities:** Who is responsible for grounds maintenance; snow removal; garbage collection?
- 7. Guidelines:** Are the community guidelines compatible to your lifestyle? All residents must be able to live according to the Rules and Regulations of the community. This is especially true with regards to the communities pet regulations. Although a community may accept pets, they may very well have size, breed, number restrictions. Make sure you can abide by their rules.

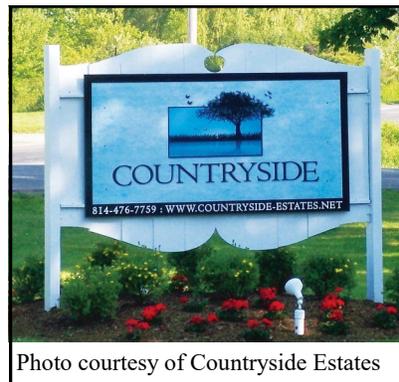


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