



APPLICANT INFORMATION

Welcome to Clearwater Cascade! We are proud of our park and very glad to see you have an interest in joining us! There are a few things you might want to know before you begin the application process.

To qualify to be a resident you must satisfy the following criteria:

1. Background Check
There is a \$100.00 fee per applicant. We accept either check or money order, no cash or card, please.
2. HUD exemption (55 or older)
One occupant must be 55 or older, no exception. Remaining occupants (2) can be 45-54. HUD requirements are based on residents who reside in the park. Therefore, it is not acceptable for the prospective buyer to have an older relative who does not intend to reside in the park to make the purchase to qualify.
3. FICO Score
Minimum score of 700
4. Income Levels
Minimum \$2,500.00 monthly (Net)

In addition, you should know:

- We only allow one small pet per household (13" in height to the shoulder at maturity)
- You must keep all property taxes up to date annually
- Share Price is \$55,000
- Shareholder's Maintenance Fee is \$349.00/month (includes water (3,000 gal per month), sewer, garbage, 300 channels of cable and 400 Mb speed internet.
OR
- Leaseholder's Lease Fee is \$665.59/month (cable and internet is an additional \$51.41)
- In addition to the monthly fee, an optional lawn maintenance program costs \$23.00 per month.

You should note that the closing process could take several weeks to be completed, and the Estoppel should not be ordered until board approval is obtained.

If interested, please complete our **Applicant Intake Form** available in our office. Welcome!
Office hours: M-F 9:00 a.m.-4:00 p.m.

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