

Parcel ID: _____

10/22/2019 V2
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Sale and Income Verification - Mobile Home Park, RV Park or Campground Property

Owner: _____

Site: _____

Income and Expense Information

1. Are tenants required to sign annual leases? **YES** **NO** If YES, what is the typical lease term? _____

Income Worksheet

(A current Rent Roll can be attached in lieu of completing the following worksheet)

Site or Unit Types and Sizes			Current Potential for Gross Income		
Type of Site (MH, RV, Camp, etc.)	Approximate Site Size	Total Number of Sites (each type)	Typical Rent / Site	Rental Basis (Daily, Weekly, Monthly)	Annual Income Potential (Rent x Units x 365, 52, or 12)
Type of Rental Unit (MH, RV, Other)	Approximate Unit Size	Total Number of Units	Typical Rent / Site	Rental Basis (Daily, Weekly, Monthly)	Annual Income Potential (Rent x Units x 365, 52, or 12)
Other Income (specify):					
Telephone, Vending, Parking, etc. (specify):					
Current Gross Annual Income Total (from worksheet):					
Actual Gross Annual Income Total (for most recent fiscal year):					

Expense Worksheet

(A current Financial Statement can be attached in lieu of completing the following worksheet)

Expense Item	Annual Amount	Expense Item	Annual Amount
Real Estate Taxes		Groundskeeping	
Property Insurance		Supplies	
Liability Insurance		Utilities	
Management Fees		Garbage Collection	
Payroll and Payroll Taxes		Pest Control	
Account and Legal		Repairs / Maintenance	
Advertising / Promotions		Other Miscellaneous	
Resident Manager		Reserves for Replacement	
Sub Total #1		Sub Total #2	
Total Annual Expenses (Sub Total #1 and Sub Total #2)			
Income/Expense Ratio (Please verify that this is accurate)			

Confidential pursuant to F.S.195.027(3)

EDDIE CREAMER, Property Appraiser

Sale and Income Verification - Mobile Home Park, RV Park or Campground Property

Description of Park and Amenities

1. Property Address: _____
2. Park Type (check all that apply):

Mobile Home / Manufacture House Park	Travel Trailer / Recreational Vehicle Park
Campgrounds	Combination (two or more of the above)
Other (specify): _____	
3. Please list the total number of sites, by type, on the property:

_____ Mobile Home Sites	_____ Recreation Vehicle Sites	_____ Camp Sites
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4. Site Amenities (check all that apply):

Security	Shower Stalls	Car / Boat / RV Wash Area	Boat Ramp
Playground	Bath House	Concrete Trailer Pads	Pets Permitted
Tennis Court	Retail / Grocery	Fenced Boat / Car Storage	Beach Frontage
Swimming Pool(s)	On-site Laundry	On-site Water Plant	Lake Frontage
Club House	Paved Streets	On-site Sewage Treatment	Golf Course Frontage
Fitness Center	Boat Dockage	Child / Age Restrictions	
Other (specify): _____			

Purchase or Exchange Data Verification

*(This section is ONLY applicable if property was purchased within the past **THREE** years.)*

1. Please verify the date of purchase and price. Date: _____ Purchase Price: _____
2. Was the deed recorded within 12 months of original contract? **YES** **NO** If NO, contract date. _____
3. Was the sale financed? **YES** **NO** If YES, please list financing information.
 First amount financed: _____ Interest rate: _____ Loan term (years): _____ Balloon? (years) _____
 Additional financing: _____ Interest rate: _____ Loan term (years): _____ Balloon? (years) _____
4. Were there any significant items of personal property included in the stated purchase price (Such as furniture, machinery, equipment, free-standing appliances, or other tangible items)? **YES** **NO** If YES, please list and amounts. _____
5. Please list any unusual circumstances or conditions that were present during the transaction. N/A

Parties related by family	Parties related by business	Partial ownership	Distress sale
Forced sale by court order	Foreclosure pending	Title defects	Mineral rights
6. Since the date of purchase, have you substantially altered the property in any way (such as additional buildings, pools or tennis courts, major renovations or demolition)? **YES** **NO** If YES, please list items and approximate cost. _____

Printed Name: _____ Signature: _____ Date: _____ Phone Number: _____
 Buyer Seller Attorney Accountant Manager Closing Agent Broker