

REQUEST TO SELL MANUFACTURED HOME

Owner(s) _____ Site # _____

Year of Manufactured Home _____ Brand Name _____

The manufactured home being sold is to remain within Sundance 2, therefore this form must be completed, signed, and approved prior to the final sale. Park rules state that not more than one for Sale sign, 8 ½" X 11", may be displayed. The purchaser must qualify to reside at Sundance 2 and must register according to park rules.

RIGHT OF FIRST REFUSAL – If during the term of your lease or any extension thereof you accept an offer to purchase your Manufactured Home, you will need to provide us via hand delivery to the manager or certified mail the name and address of the prospective buyer, the purchase price, and all the terms and conditions of the proposed sale and a copy of the purchase agreement. After delivery of such notice, Sundance 1 LLC shall have the right to purchase the Manufactured Home from you, free and clear of all liens, claims, pledges, security interest, and encumbrances, upon the same terms and conditions as the proposed sale. The right of first refusal shall be exercised by Sundance 1 LLC by delivering notice of its election to you within five (5) business days after receipt of your notice. Should Sundance 1 LLC elect not to purchase the Manufactured Home within the five (5) business days, you may proceed to sell the Manufactured Home to the prospective buyer only upon the same terms and conditions set forth in the notice to Sundance 1 LLC. Sundance 1 LLC's election not to purchase the Manufactured Home shall not be deemed a waiver of any breach of your lease or an acceptance of the prospective buyer as a tenant of the Resort. This right of first refusal shall be binding upon any successor owner of the Manufactured Home, and in the event you fail to comply with the terms of this Section, Landlord may elect to purchase the Manufactured Home from the successor owner on the same terms and conditions as the sale to such owner.

Prospective purchasers must be approved through the office and have a Background Check. Cost for Purchaser is \$25 each for US Citizens; \$50 for Canadian Citizens

The park policy states manufactured home monthly rents are not transferable. There will be no refund of monthly rent or utility charges. There is a **\$200.00 Resale Fee**, that will be taken out of the proceeds of the sale for those sales brokered by MGN Sales. For all other sales, the \$200.00 Resale Fee must be paid upfront to Sundance prior to listing the home.

Please provide the park with any park consent forms and any applicable City/County approvals for the forgoing improvements.

Identify any improvements for which you have not obtained the applicable consents from the park, city or County as applicable.

The park is relying on your representations in granting permission to re-sell your home in the park.

Signature – Manufactured Home Owner

Date

AREA BELOW TO BE COMPLETED BY SUNDANCE STAFF

1. All exterior modifications, improvements and additions have been approved through the Administration Office. Yes ___ No ___
2. Shed is unitized, floor-to-ceiling under awning, construction similar in material, design and color to park model. Yes ___ No ___
3. Steps conform to Park regulations. Yes ___ No ___
4. Park model and improvements are in good condition. Yes ___ No ___
5. This unit is over 25 years old Yes ___ No ___
6. Permission is granted to sell this unit. Yes ___ Yes, with conditions ___ No ___
7. The following conditions of repair are required to be made by the seller within ___ days, beginning _____:
Date _____

Please be advised that any unit over 25 years old will need approval to continue to remain in the park. This request is good for up to one year. Any changes made to the site or Manufactured Home always requires Sundance approval. Upon such changes a new Request to Sell form must be completed.

Explanation of any item marked 'No' above: _____

Initial Approval- Sundance Representative

Date

I, _____, agree to complete the above-mentioned timeline and conditions of repair
Seller
required on the Manufactured Home located on Lot #_____, 1837 N Thornton Rd., Casa Grande, AZ 85122.

Signature of Seller

Date

Final Approval Upon Completion- Sundance Representative

Date