

## **Arrowhead Expansion Phase III & The Home Buying Process**

Parkstone Communities is the owner and operator of Arrowhead MH Community. We are in partnership with Legacy Homes Auburn and will work hand in hand with Buck Starr & Logan Hethcox. Together we will help you find a home in the market and get you and your student set up for the fall 2024 semester.

### **Contacts for Arrowhead MH Community & Parkstone Communities:**

Arrowhead MH Community Leasing Office: 3000 Lee Road 10, Lot 301, Auburn, AL 36832

Senior Property Manager - Dana Galloway	<a href="mailto:auburn.manager@parkstonecommunities.com">auburn.manager@parkstonecommunities.com</a>	334-740-4916
Leasing Agent - Megan Ford	<a href="mailto:stongegate@parkstonecommunities.com">stongegate@parkstonecommunities.com</a>	334-821-2685
Director - Kristin Stone	<a href="mailto:Kristin@parkstonecommunities.com">Kristin@parkstonecommunities.com</a>	804-721-2923

**Inquiries & Showings:** Arrowhead MH Community/Parkstone Communities in partnership with Legacy Homes will show you the homes available in Arrowhead and or surrounding communities in which we have availability.

- Legacy & Arrowhead will exchange information regarding interested parties and will collaborate the follow up efforts; which means you may hear from either of the groups.
- Arrowhead/Parkstone is able to show you homes, provide information on the expansion timelines and amenities.

**Application:** Each potential resident over the age of 18 will need to complete a Parkstone application which includes a credit and background check.

- The application can be found on our website [www.parkstonecommunities.com](http://www.parkstonecommunities.com). The application must be completed prior to payment of a security deposit. There is a \$40 application fee.
- If the parent is purchasing a home for a student, the parent(s) will be required to complete the application.
- If there will be a roommate or such, the occupant must complete a Parkstone application which includes a credit.

**Documentation & Fees:** Deposits/Lot Rent/Land Lease/Rules & Regulations.

- The security deposit is \$500. The security deposit holds the lot you desire. It is refundable if written notice is provided before 4/30/24. After 5/1/2024, the deposit is non refundable (will still be refundable at the end of the lease term).
- The security deposit is payable to Arrowhead AL Land LLC. This needs to be paid via a money order or a cashiers check.
- The monthly lot rent is \$375 and sewer + curbside trash is included. Water and electric are billed directly by the utility provider.
- All leases are 1 year, beginning May 1, 2024. Due to construction, lot rent will begin August 1, 2024 and due on 1st day of the month.
- The annual CAM fee is \$200 and due on the Jan 1st 2025.
- There is an optional \$50 charge for Arrowhead to maintain the yard
- All sale documentation is handled by Legacy Homes.
- Once you have signed a contract with Legacy, you will then sign a Land Lease & Community Rules and Regulations with Arrowhead. We have digital signing and payment options.
- Arrowhead is a Pet Friendly community, restrictions can be found in our Rules & Regulations.