

Tall Pines Resort Community and Campground

APPLICATION PROCESS PROCEDURES FOR NEW RESIDENTS AND RESIDENT TRANSFERS SEASONAL / YEAR-ROUND RV SITES & MOBILE HOME SITES

No Personal Checks Accepted for these Fees

Please note a max of four (4) people are permitted as signers on our Lease/License Agreements.

- 1. <u>\$50 Application fee for Credit & Background Check.</u> Non-Refundable MUST BE 21 YEARS OF AGE AND EMPLOYED TO BE A SIGNER ON A LEASE/LICENSE AGREEMENT
 - a. \$50 per Person

Each person to be a signer on lease/license agreement needs a separate credit and background form completed.

- b. All person(s) 18 years or older residing at the RV site or mobile home site more than one week in a given camping season, or year for mobile homes sites, must submit a background check application. There is a charge of \$35 for each additional criminal background check.
- c. <u>Please refer to our Occupancy Rule #6, One of the Licensee's (a signer on the license agreement) must be in attendance when you have relatives or guests staying at the RV site.</u> Please be sure to consider this issue when completing your application.

Note: Names listed on the Title to the RV or Mobile MUST be a signer on the lease. Copy of the Title is required for the file or copy of finance agreement if applicable.

Felony Convictions: Any applicant with a Felony Conviction within the past 7 years of their application will be denied residency in the Tall Pines Community.

The application process may take as much as a week to process. As soon as we have received the results, we will contact you via email.

- 2. <u>\$405 Initial Registration /Lot Hold Fee</u> is required to reserve a seasonal RV site. We cannot hold more than one site per application. A site cannot be held without a lot hold deposit. Lot holds are only held for a maximum of 30 days from application approval.
 - a. Applicant has three (3) days from date of signing the application to cancel and receive a refund. After three (3) days from the signing of the application the Lot Hold Fee is only refundable if residency is denied by Mid Atlantic Shore Properties, Inc./t/a Tall Pines Resort Community & Campground.
 - b. A <u>\$405 Renewal Fee</u> is charged <u>each year in September</u> for winter storage on Seasonal RV sites.
- 3. <u>Transfers</u>—A transfer fee is required when an RV site transfers by sale or a current resident is moving from one site to another site in the campground. The buyer pays the \$200 transfer fee at the signing of their license agreement. In the case of a resident that is transferring sites in the campground, it may be necessary to complete a new application for residency. Current Residents with more than two years in residency will be required to complete a new application for residency. Residents must have been on their current site for at one entire season for seasonal sites or one year for Annual sites, current on their rent payments and have no violations to be eligible for transfer to another site.

Important Note: The RV trailer cannot be moved to the new site until all paperwork has been completed and the new license agreement signed. All sheds, decks, patio or other structures must meet current building codes and community standards to be transferred to the new site. Nothing will

be grandfathered to the new site from the current site. Your License or Lease agreement needs to be signed before you can receive your Gate/Pool Passes and can move into Tall Pines.

- 4. <u>Purchasing an RV in Tall Pines-</u> Before purchasing a unit in Tall Pines the following procedures must be completed.
 - a. Seller must give two (2) weeks written notice by submitting an Intent to Sell form. Inspection of the exterior of the RV and the site is required prior to listing the RV for Sale. Please allow (5) five days for inspection to be done. No applications can be accepted until this process is completed.
 - b. Buyers must complete an Application for Residency, which includes a complete credit check and background check as outlined in item #1. Seller should NOT complete the sale of the RV until Tall Pines Management has approved the potential buyers for residency.
 - c. Once applicant(s) have been approved for residency, the seller can complete his sale of the RV trailer, the buyers can place their \$405 initial registration/lot hold for the seasonal site or deposit/hold of an amount equal to one month's rent for a year-round site. A \$200 transfer fee is also required when RV ownership is changing to a new owner/resident and the RV will remain on our site.

5. Purchasing a Mobile Home in Tall Pines:

- a. Seller must give two (2) weeks written notice by submitting an Intent to Sell form. Inspection of the exterior of the home and the site is required prior to listing the home for Sale. Please allow (5) five days for inspection to be done. No applications can be accepted until this process is completed.
- b. Buyers must complete an Application for Residency, which includes a complete credit check and background check as outlined in item #1. Seller should NOT complete the sale of the Mobile Home until Tall Pines Management has approved the potential buyers for residency.
- once applicant(s) have been approved for residency, the seller needs to complete the lease transfer option form to determine if they are transferring their current lease and security deposit with the sale, or cancelling the current lease in which case the buyers will be required to place a security deposit equal the current months rental rate for that site. Sellers and Buyers need to schedule an appointment with the management office to pay all outstanding fees and sign the new lease.

Insurance Requirements: Please be advised that Tall Pines requires each site to have \$100,000 General Liability Insurance against claims occurring upon, in or about the Tall Pines community to afford protection to the limit of not less than \$100,000 in respect to any one accident.

<u>Tall Pines is a Pet-Friendly Community</u>. We do have pet guidelines and breed restrictions. Pit Bulls, Pit Bull Mix, American Staffordshire Terrier, American Pit Bull Terrier, Dobermans, Rottweilers and Chows are not permitted as pets in Tall Pines. Pets must be always kept on a 6 ft leash. Extension leashes are not permitted.

Gate Cards: A \$10 fee per licensee is required for each gate card issued to a resident. (One gate card per Licensee)

If you have any questions while completing this application, please feel free to contact our office for assistance.

Thank you,

Tall Pines Campground

SITE#	I A COT STANCES	
	LAST NAME:	7
Office Use Only Processed		Office Use Only
CR #		New Move In
BK#		Add To (lease)
		Transfer:
ADDI	ODODED SECLISION ON THE SHORE	
Annlicante mue	ICATION FEES AND DEPO	<u>DSITS</u>
Applicants mus	t be 21 years of age to be a sig	<u>ner on a License</u>
	Agreement, NO EXCEPTIONS	
Application Fee: \$ 50.0	OO Credit Card/Money order/Cashiers Check (No page 1) Circle Payment Type	ersonal checks)
Background Only: \$35.0	Credit Card/Money order/Cashiers Check (No pe	
Transfer Fee: \$ 200	Credit Card/Money order/Cashiers Check (No po Circle Payment Type OC Credit Card/Money order/Cashiers Check (No po	D _ +
(If Applicable)	Circle Payment Type	Date
All fees must be paid by check. No personal che	credit card (Visa, Master Card or Discover), mo ccks will be accepted. (Rent may be paid by	ney order, or cashiers check, however).
By signing this notice I/we	understand that the application fees, which are ecks, are non-refundable whether the application	£
unless Tall Pines Camparound	a seasonal site. A deposit in the amount equal to one ites. All deposits are non-refundable after 3 days from denies your application. SITES WILL BE HELD INTY.	the date you sign this notice

Before you sign your lease you will be required to give proof of <u>liability insurance</u> on the site and Tall Pines Property. For information on this read section 5 in the Tall Pines Seasonal & Year round Rules & Regulations or Section 35 of the Mobile Home Guideline for Living & Rules & Regulations.

NO lease will be transferred without required proof of property Liability Insurance.

Applicant signature	
- Printer organical C	Date
Applicant signature	
Applicant signature	Date

Revised 1/25/2017

\$50.00 NON-REFUNDABLE PER APPLICANT NO PERSONAL CHECKS ACCEPTED FOR THIS FEE All information must be filled in. Incomplete forms will not be processed.

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APPLICANT #2							
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PETS: ONLY TWO PETS PER SITE PERMITTED. Breed Restrictions in effect: No Pil Bulls, or Pil Bull Mix Breeds, Dobennans, Rottweiler's, Staffordshire Terriers and Chows permitted in Tall Pines. Breed Name *Weight Breed 1. Have you ever been evicted from any tenancy-mobile home, apartment, or house? () No () Yes If yes, When?_ 2. Have you ever been late paying your rent? () No () Yes If yes, how many times in the past year? 3. Have you ever been taken to J.P. Court for non-payment of rent or any other bills? () No () Yes If yes, when? 4. Are you aware of any circumstances that could effect your employment or income in the foreseeable future? () Yes () No If yes, What and when? 5. Have you ever declared bankruptcy? () No () Yes If yes, When?__ 6 Have you ever initiated a lawsuit against any person or company? () No () Yes If yes, When? 7. Have you (both applicants) ever been convicted of a felony? () No () Yes If either applicant answers yes, please (Failure of either applicant to answer this question correctly could result in an automatic rejection of your application) I hereby certify that the answers I have given in this application are true and correct to the best of my knowledge. I understand that any false answers or statements made by either applicant will be sufficient grounds for future lease termination and loss of any security deposit. By your signature below you are giving Mid-Atlantic Shore Properties permission to conduct a credit history and criminal background check for processing of your Application for Residency for Tall Pines Resort Community and Campground. APPLICANT#1 DATE APPLICANT # 2 DATE MOTOR VEHICLE INFORMATION: Car#1 Make Model Year License Plate # Car # 2 Please list a friend and relative whom we may contact if we cannot reach you: Friend Name Address Relative Address

Return completed application and non-refundable processing fee to: TALL PINES, 29551 PERSIMMON RD, LEWES, DE 19958

REQUEST FOR VERIFICATION OF EMPLOYMENT

INSTRUCTIONS: Applicant: Complete Items 1, 7, 8 and return directly to Tall Pines Community & Campground. Tall Pines: Complete Items 3, 4, 5. Forward to Employer named in Item 1. Employer: Please complete either Part II or Part III as applicable. Complete Part IV and return directly to Tall Pines Community & Campground, not through the applicant or any other party.

return directly to Tall Pines Community & Campground, not	through the applicant or any other pa	rty.
	PART I – REQUEST	
1. To (name and address of applicant's Employer)	2. From (name and address of Tall P TALL PINES RESORT CO 29551 PERSIMMON RD LEWES, DE 19958	rines) DMMUNITY AND CAMPGROUND
Fax number: I certify that the verification has been sent directly to the employer an	nd has not passed through the hands of th	e applicant or any other interested party,
3. Signature of Tall Pines Agent	4. Title 5. Date Property Manager	6. Lenders Number (optional)
70 (20 x 2 x 1222x 1220x 2 x 3 x 3 x 3 x 3 x 3 x 3 x 3 x 3 x 3		
I have applied for a leased RV/mobile home lot, and stated that I am n 7. Name and Address of Applicant (include employee or badge numb	per) 8. Signature of Appl	
BARTH VERIE	ICATION OF PRESENT FAMILO	ven
9. Applicant's date of Employment 10. Present Position	ICATION OF PRESENT EMPLO	Continued Employment
12A. Current Gross Base Pay (Enter Amount and Check Period) \$Annual	Flight or Hazard \$	14. If Overtime or Bonus is applicable is its Continuance Likely? Overtime Bonus 15. If paid Hourly – average hours per week_ 16. Date of applicant's next pay increase 17. Projected amount of next pay increase 18. Date of applicant's last pay increase 19. Amount of last pay increase
21. Date Hired 23. Salary/Wages at 1	Termination Per (Year)(Month)(Week):OvertimeCommunity25. Positio	
PART IV - AUTHORIZED SIGNATURE -Federal statutes criminal connivance or conspiracy purposed to influence the 26. Signature of Employer 27. Title (Please print	s provide severe penalties for any e issuance of any guaranty.	

REQUE	ST FOR PAYMENT HISTORY OF RENT	OR MORTGAGE ACC	OUNT
Landlord/Creditor named in Item 1.	plete Items 1, 7, 8, 9 and return directly to Tall Part II and Part III and return directly Tall Pine		•
	PART I - REQUEST		
To (Name and address of applicant's Fax number:	s current Landlord/Creditor) 2. From (1 TA	Name and address of Tall	Pines) OMMUNITY & CAMPGROUND
	tly to the landlord/creditor and has not passed throug	h the hands of the applicant of	or any other party
3. Signature of Tall Pines agent:	4. Title	5. Date	6. Lender's Number (optional)
•	Property Manage		o. Bender 3 (Vaniori (optionar)
7. Information to be verified:	t roporty wanage		
Property address	Account in the Name of		and and Number
	Account in the Name of	A	account Number
	Mortgage or	-	
W (22 1912 W 132 2013 1 274 201	Land Contract		Rental
have applied for a leased RV/ mobile home	lot. My signature below authorizes release of paym	ent history of mortgage or re	ent account.
	Part II – To be Completed by Land	lord/Creditor	W 2000000000000000000000000000000000000
e have received an application for a leased I	ot from the above, to whom we understand you rent	or have extended a loan. In	addition to the information requested
Rental Account	you might have that will assist us in our processing Mortgage Account or Land C		
. Tenant rented from	11. Date account opened	12. Int	rerest rate
ToPer	Original Contract Amount &		FIXED ARM
Number of late payments	Monthly payment P&I only		FHA VA DNV OTHER_
Is Account Satisfactory	Payment with taxes & ins.	\$	Next pay date
			No. of late payments
	2010	_	No. of late charges
*Payment History for the previou	us 12 months must be provided in order to comply	with secondary market requi	rements
			romonia.
Additional information which may be of a	assistance in determination of credit worthiness		
	5		
TIII - Authorized Signature - Feder nivance or conspiracy purposed to i	al Statutes provide severe penalties for an nfluence the issuance of any guaranty or in	y fraud , intentional mis	representation or criminal
nmissioner, or the HUD/CPO assista	nt Secretary.	isorance by the VA sect	etary, the OSDA FMHA/FHA
Signature of Landlord/Creditor Representat	ive 15. Title (Please print or type)	16. Date	
Print or type name signed in item 14.	18. Phone No.		

Office Use Only FIRST ADVANTAGE - SAFERENT Paid Clerk Name & Site # Occupant Only: Yes / No AUTHORIZATION AND RELEASE FOR THE PROCUREMENT OF A CONSUMER AND / OR INVESTIGATIVE REPORT I, the undersigned consumer, do hereby authorize MID-ATLANTIC REALTY/CORPORATE, and Through its independent contractor, FIRST ADVANTAGE- SAFERENT, to procure a consumer Report and/or investigative consumer report on me. These above-mentioned reports may include, but are not limited to, employment and education verification; personal References; personal interviews; my personal credit history based on reports from any credit bureau; y driving history, including any traffic citations; a social security number verification; present and former addresses; criminal and civil history/records; any other public record; and, any other information bearing on my credit standing, credit capacity, credit worthiness, character, general reputation, personal characteristics, trustworthiness and/or mode living. I understand that the investigative consumer report I have authorized above may include information obtained by interviews with my neighbors, friends and/or associates and/or others with whom I am acquainted or who may have knowledge concerning said information. I understand that I will also receive a written disclosure of my rights under FCRA 15 U.S.C. 1681 with the nature and scope of any investigative consumer report prepared on me upon my written request to FIRST ADVANTAGE - SAFERENT that is made within a reasonable time after the date hereof. I further authorize any person, business entity or governmental agency who may have information relevant to the above to disclose the same to MUD-ATLANTIC REALTY/CORPORATE, by and through FIRST ADVANTAGE -SAFERENT including, but not limited to any courthouse, any public agency, any and all law enforcement agencies and any and all credit bureaus, regardless of whether such person, business entity or governmental agency complied the information itself or received it from other sources. 1 hereby release MID-ATLANTIC REALTY/CORPORATE, FIRST ADVANTAGE- SAFERENT and any and all persons, business entities and governmental agencies, whether public or private, from any and all liability, claims and/or

29551 Persimmon Rd, Lewes, DE 19958 302-684-0300 Fax: 302-684-1045

demands, of whatever kind, to me, my heirs or others making such claim or demand on my behalf, for procuring, selling, providing, brokering and/or assisting with the compilation or preparation of the consumer report and/or investigative consumer report hereby

Date

authorized.

Signature

FIRST ADVANTAGE - SAFERENT

For I	E1912)			
	by:			×
FOR:				
Reside	ence:Employm	ient:		
Applic	ant, Please complete	the following sec	tion.	
Social S	Security Number	· · · · · · · · · · · · · · · · · · ·	Driver's Lie. #	Date of Birth
				Date of Birth
Type or	Print Name		Other Names used (past 7 years)	Years Used
MALE: (() FEMALE:()		
		2001		
Jurrent A				
	Address (City, State,)			Country of residence
	Address (City, State, :		YEARS	Country of residence
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Revised 8/6/09

302-684-0300 Fax: 302-684-1045

FIRST ADVANTAGE

FIRST ADVANTAGE - SAFEKENT	Paid
Name & Site #	Clerk
	Occupant Only: Yes / No
AUTHORIZATION AND RELEASE FOR THE PRO CONSUMER AND / OR INVESTIGATIVE	OCUREMENT OF A E REPORT
I, the undersigned consumer, do hereby authorize MID-ATLANTIC REALTY/COR) Through its independent contractor, FIRST ADVANTAGE- SAFERENT, to procure Report and/or investigative consumer report on me.	PORATE, and
These above-mentioned reports may include, but are not limited to, employment and education veri References; personal interviews; my personal credit history based on reports from any credit bureau citations; a social security number verification; present and former addresses; criminal and civil I and, any other information bearing on my credit standing, credit capacity, credit worthiness, characteristics, trustworthiness and/or mode living.	a; y driving history, including any traffic
I understand that the investigative consumer report I have authorized above may include inform neighbors, friends and/or associates and/or others with whom I am acquainted or who may have kn understand that I will also receive a written disclosure of my rights under FCRA 15 U.S.C. investigative consumer report prepared on me upon my written request to FIRST ADVANT, within a reasonable time after the date hereof.	owledge concerning said information. In 1681 with the nature and scope of any
I further authorize any person, business entity or governmental agency who may have information same to MID-ATLANTIC REALTY/CORPORATE, by and through SAFERENT including, but not limited to any courthouse, any public agency, any and all law credit bureaus, regardless of whether such person, business entity or governmental agency complifrom other sources.	FIRST ADVANTAGE -
I hereby release MID-ATLANTIC REALTY/CORPORATE, FIRST ADV any and all persons, business entities and governmental agencies, whether public or private, fro demands, of whatever kind, to me, my heirs or others making such claim or demand on my be brokering and/or assisting with the compilation or preparation of the consumer report and/or authorized.	m any and all liability, claims and/or

Office Use Only

Date

Signature

FIRST ADVANTAGE - SAFERENT

te te te	County County County County County County County County	YEARS Zip Code Zip Code Zip Code Zip Code Zip Code Zip Code	DATES LIVED HERE
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R THE PAS	ST SEVEN	YEARS	
			Country of residence
City, State, Zlp)			
EMALE:()			
		Other Names used (past 7 years)	Years Used
ber		Driver's Lic. #	Date of Birth
complete the j	following sec	tion.	
Employment:			
	Employment:		Employment: complete the following section.