Tall Pines Resort Campground Resort and Mobile Home Community

APPLICATION PROCESS FOR SEASONAL/ YEAR-ROUND RV SITES & MOBILE HOME SITES

No Personal Checks Accepted for Application Fees

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

1. **$50 Application fee for Credit & Background Check. Please put Site # on the Application.**
2. **Non-Refundable - MUST BE 21 YEARS OF AGE AND EMPLOYED TO BE A SIGNER ON A LEASE/LICENSE AGREEMENT**
   a. **$50 per Person - We will need 2 of the most recent pay statements or proof of income submitted with the application for each person that will be a Lessee.**
   Each person to be a signer on lease/license agreement needs a separate credit and backgrowid 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. **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.**
   Please be sure to consider this issue when completing your application, if you have questions, Please feel free to ask our office staff for assistance.

   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 7 (seven) business days to process. As soon as we have received the results, we will contact you to inform you of the status and follow up with a letter or email.

3. **$400 Initial Registration /Lot Hold Fee** 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 signing the application the Lot Hold Fee is only refundable if residency is denied by Mid Atlantic Shore Properties, Inc. It/a Tall Pines Resort Community & Campground.
   b. A **$400 Renewal Fee** is charged each year at renewal for winter storage on Seasonal RV sites.
   c. The Lot Hold Fee on Mobile Home Sites goes toward the Security Deposit, which is equal to one month's site rent.

4. **Transfers** -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 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 or start residency in Tall Pines.

5. **Purchasing an RV in Tall Pines-** Before purchasing a unit in Tall Pines the following procedures must be completed.
   a. Seller must give 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 bis sale of the RV trailer, the buyers can place their **$400** 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.

6. **Purchasing a Mobile Home in Tall Pines:**
   a. Seller must give 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.**
   c. 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 Campground and Mobile Home Community, to afford protection to the limit of not less than $100,000 in respect to any one accident.

Tall Pines is a Pet-Friendly Community. 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 Card: A $10 fee per site is required for the gate card issued to a Licensee or Lessee (One gate card per Site)

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

Thank you,

Tall Pines Campground Resort

SITE# _____ LAST NAME: _____

Office Use Only
Processed _____

CR# _____

BK# _____

Approved:

Office Use Only
New Move In _____

Add to an Existing Lease/License Agreement _____

Transfer: _____

APPLICATION FEES AND DEPOSITS

Applicants must be 21years of age to be a signer on a License Agreement

Please include two of the most recent pay statements or proof of income for each lessee applicant when submitting your application.

Application Fee : $ 50.00 Credit Card/Money Order (No personal checks)
Per Person to be on the License Agreement _____ Date

Background Only: $35.00 Credit Card/Money Order (No personal checks)
Per Person to be added as an Occupant Only _____ Date

Registration/Winter Storage Fee: $400
(If Applicable) _____ Date

Transfer Fee: $200.00
(If Applicable) _____ Date

By signing this notice, I/we understand that the application fees, which are for processing the credit report and background checks, are non-refundable whether the application has been accepted or denied.

* Registration/Winter Storage. Fee is $400 for a Seasonal Site. All deposits are non-refundable 3 days after the date you sign this notice unless Tall Pines Campground denies your application. Sites can be held for a maximum of 30 days from the date of approval for residency in the Campground. A deposit equal to one month's rent is required for Annual RV Sites and Mobile Homes.

Before you sign your license agreement you will be required to provide proof of the required liability insurance. For information on this, refer to Section 5 in the Tall Pines Seasonal & Year-Round Rules & Regulations or Section 35 for the Mobile Home Guideline for Community Living.

_____ _____
Applicant Signature Date

_____ _____
Applicant Signature Date

Revised 8/20/2026

All Information must be provided. Incomplete forms will not be processed.

APPLICANT #1

_____

FIRST MIDDLE LAST SS# DATE OF BIRTH

CURRENT ADDRESS: _____

Street City State Zip Phone Number

EMAIL ADDRESS: _____

LANDLORD/MORTGAGE HOLDER: _____

NAME LENGTH OF TIME MONTHLY PAYMENTS

EMPLOYER: _____

NAME OF EMPLOYER ADDRESS CITY STATE ZIP LENGTH OF TIME ON JOB

_____

MONTHLY TAKE HOME JOB DESCRIPTION

_____

OTHER INCOME SOURCE

_____

APPLICANT #2

_____

First Middle Last SS# Date of Birth

CURRENT ADDRESS: _____

Street City State Zip Phone Number

EMAIL ADDRESS: _____

LANDLORD/MORTGAGE HOLDER: _____

NAME LENGTH OF TIME MONTHLY PAYMENTS

EMPLOYER: _____

NAME OF EMPLOYER ADDRESS CITY STATE ZIP LENGTH OF TIME ON JOB

_____

MONTHLY TAKE HOME JOB DESCRIPTION

_____

OTHER INCOME SOURCE

_____

TOTAL # OF OCCUPANTS _____. If accepted, the following persons will be living in the Campground. Any resident 18 years and older is required to complete a background check. Additional names can be added on the back of this page.

NAME AGE RELATIONSHIP

1. _____
2. _____
3. _____
4. _____

PETS: Breed Restrictions in effect: No Pit Bulls, or Pit Bull Mix Breeds, Doberman, Rottweiler, Stafford Terrier and Chows permitted in Tall Pines Campground.

1._____ 2._____

NAME BREED WEIGHT NAME BREED WEIGHT

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 JP Court for non-payment of rent or any other bills? ( ) No ( ) Yes If yes, when? _____
4. Are you aware of any circumstances that could affect your employment or income in the foreseeable future? _____
5. Have you ever declared bankruptcy? ( ) No ( ) Yes If Yes, when? _____
6. Have you ever initiated a lawsuit against a 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, explain _____
   (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 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 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 Plate# State

Car #2 _____

Make Model Year Plate# State

Please list a friend and relative whom we can contact if we cannot reach you:

Friend _____

Name Phone # Address

Relative _____

Name Phone # Address

COMMENTS: _____

OFFICE USE ONLY
PAID:_____
CLERK:_____
OCCUPANT ONLY:_____

FIRST ADVANTAGE – SAFERENT

Name & Site # _____

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; driving history, including any traffic citations; a social security number verification; present and form 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 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 Mid-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 itself.

I 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 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 authorized.

_____ _____

Signature Date

Tall Pines Campground
29551 Persimmon Road
Lewes, DE 19958
302-684-0300

FIRST ADVANTAGE-SAFERENT

For Mid-Atlantic Use Only

Sent by: _____ For Residence _____Employment: ____

Applicant, Please complete the Section Below:

_____
Social Security #

_____
Date of Birth

_____
Driver's License # State

_____ _____ _____
Name Other Names Used Years Used

MALE: ___ FEMALE: ___

CURRENT ADDRESS: _____

Addresses for the Past Seven Years Dates Lived There

_____
Street City State Zip

_____
Street City State Zip

_____
Street City State Zip

_____
Street City State Zip

29551 Persimmon Road
Lewes, DE 19958
302-684-0300

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Street City State Zip

_____
Street City State Zip

_____
Street City State Zip

_____
Street City State Zip

29551 Persimmon Road
Lewes, DE 19958
302-684-0300

OFFICE USE ONLY
PAID:_____
CLERK:_____
OCCUPANT ONLY:_____

FIRST ADVANTAGE – SAFERENT

Name & Site # _____

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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 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.

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I 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 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 authorized.

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Signature Date

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