

# Moving Out of The Shores

We know that sometimes life changes and sometimes you must move. Some of you have lived here for decades, we appreciate you and want to help by making this transition easier. Thank you for being a resident of The Shores.

Your home is a big asset for you. If you keep it nice, do regular maintenance and upkeep it should sell quite easily and for a good price.

Please notify your manager or community host and they will help advertise your home in our newsletter. Many current residents know of people looking for a home here. We know some realtors that can help you as well as websites to post in.

Here are helpful tips:

## **PREPPING YOUR HOME**

Your home must be returned to like new condition for sale.

Check your skirting, siding and roof.

Inspect your stairs and decking. Note if wood is weathered or in need of repair or needs a new coat of paint or stain.

Check your windows and screens.

Landscape should be clean and free of debris or dead plants.

If you are unable to do repairs that are necessary the new owners must understand that for the home to remain in the community they will need to have these repairs completed.

You will need to notify your park manager so that they are aware of the home being on the market and the possibility of strangers being seen on your property.

## **SALE OF HOME**

**The Shores is a privately owned and operated property. It is a residential neighborhood for those age 55 and older.**

Notify manager if you are selling the home yourself or going through a real estate agent. You, the real estate agent and the prospective buyer need to know the following :

- All homes are privately owned and lived in by the homeowner. There are no VRBO's, subletting or rentals allowed. You or your agent will negotiate and sell your home

directly to the buyer or their representative (Real estate Agent). The Shores does not sell or represent any homeowners in the sale of their home.

- **All Homeowners and anyone that lives at The Shores must complete an application and pass a background check.**
- The Shores pays for the back ground check and it is quickly completed by a third party- secure company. The decision is rendered from the review of all information provided through the application, criminal and credit check. In no time at all- your buyer can be approved for residency at The Shores.
- Contact your manager with your buyers email address to start the process.
- We will notify you/your real estate agent and the buyer when the buyer has been approved or declined for residency at The Shores.
- You must have a zero balance on your account (rent, fees) before you can transfer the home title to the new owner or the new owner must understand that they are responsible for paying the balance owed. You are clear to complete your transaction of selling your home.
- You will need turn in your gate fob and mailbox key to the park manager or host. If it is transferred to the new home owner- please notify us.
- Contact any of your utility companies to stop services and close your accounts- see phone list below.
- The buyer should refer to our Moving In/New resident tab of our website for helpful information on moving in.

## Helpful Phone Numbers

Park Manager -On Site .....	940-381-0849
Brooke Modene (Operations Manager/ Bookkeeper...)	972-514-9162
CSWR-Texas Utility Operating Co. (water)..... www: CSWRtexaswateruoc.com	903-429-3008
TXU Electric.....	1-800-242-9113
Atlas Energy (Gas).....	1-800-460-3030
Frontier Communication.....	1-800-921-8801
Spectrum.....	1-855-712-5074
Garbage Pick-up Frontier Waste Solution.....	940-222-1186

