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## Horizon mobile home park clearwater fl

A mobile home is a dwelling with an integrated chassis with a width of at least 8 feet and can be transported in one or more sections. One of the three homes in Florida is a mobile home, according to the Florida Department of Highway Safety and Motor Vehicles. Compare the cost of different floor plan designs and décor from several traders before deciding to buy. Inquire into information about construction methods and materials used, and make sure it displays labels certified by code compliance by the U.S. Department of Housing and Urban Development (HUD). Do not rely on oral agreements with your mobile home dealer and make sure you understand which goods in your contract are your responsibility. If you are selling another home you own to buy a mobile home, make sure you are listed in your contract. Do not sleep without selling, as it may lose part of your deposit. Before completing your purchase, make sure you have a place to put it. Visit different parks and compare what each of them offers and charged for living there. You have the option to choose from a rented or buy lot, or move to a cooperative park. Make sure you understand the terms of the rental or purchase agreement and the park rules before signing anything. Your first step in choosing a custom home builder in Tallahassee is to decide what type of home you want. By identifying your home design style ahead of time, you can choose a custom home builder, floor plan and location to match. Reputable custom home developers in Tallahassee have many things in common, such as having: Relevant experience Satisfied references Eligible licenses Applicable licenses in Florida include either a registered or certified license as a building, residential or general contractor. Check that custom home builder licenses have been updated with the Florida Department of Business and Professional Regulation. Other criteria to help narrow down your list of construction companies in Tallahassee are: Price guarantees offer energy and water efficiency ratings Adjustment options Options Questions ask the home builder Here are some questions you can ask custom home builders in Tallahassee to evaluate if they have the right choice for you: Is your company licensed and insured? Do you have a list of previous home buyers I can contact? Can I look at some model at home or schedule to see another customer's residence? Do I have the opportunity to deliver my floor plan? Which features are standard and which are the innovations? How long will it take? How do you determine the final price of my house? How much does it cost to build a home in Tallahassee? New housing developments abound in Tallahassee, including near Hidden Valley and across from bannerman Crossing Shopping Center. The cost to build a custom home in Tallahassee averages between \$244,000 and \$344,000. This means that custom home builders in Tallahassee charge about \$100 \$400 per square foot. Going with a home developer floor plans instead of the design saves you up to 15% if you need to make some space on your budget. Cheaper modular and prefabricated houses are 10% to 20% less than custom home plans as well. Regardless of what type of home you choose, the quality of your materials, the selected devices and the degree of customization also affect the final construction costs. Note that customization and special requests also extend your project's time period. Dunedin, Florida (often mistakenly as Duneden and mispronounced) offers residents and holidaymakers beach access to the Gulf of Mexico. According to Dunedin city, the correct pronunciation is DONE-EE-DIN. Dunedin is also home to Caledesi Island, the neighborhood's most famous beach. Whether you're a full-time resident, visitor or snowbird, mobile home parks in Dunedin offer communities a long and short stay. Some mobile home parks in Dunedin are mobile homes and modular homes that are available for rent or sale, while others offer plenty of places where you can place your mobile home. Lake Highlander Mobile Home Park has permanent residents only. Lake Highlander is also a senior community in which residents must be at least 55. Although mobile home park residents are owners rather than tenants, many of them are seasonal, which means they spend the winter months in Dunedin and summer months at another residence (usually in the north). Amenities include a lake, four shuffleboard courts, an outdoor pool, a clubhouse and laundry facilities. Lake Highlander 1500 County Road 1 Dunedin, Florida 34698 727-733-5522 lakehighlander.com Lake Haven Mobile Home Park is the most composed of mostly modular mobile homes, with a combination of owners and tenants. The Lake Haven community is located five miles from Clearwater, the largest nearby town. Lake Haven community amenities include waterfront properties, shuffleboard courts, horseshoe pits, a clubhouse, laundry facilities and an outdoor swimming pool. Lake Haven 1415 Main Street Dunedin FL 34698 1-800-274-7314 equitylifestyles.com Lone Pine Ridge Mobile Home Park has 130 lots or places and is home to full-time and part-time residents (snowbirds). Lone Pine Ridge Mobile Home Park allows one pet per household. It is an age-restricted community that requires the population to be at least 55. The community does not allow vacation rentals (up to a

week or month) from properties in the park. The park's residents are a few miles from Clearwater, New Port Richey and others and it is easy to get to the amenities of a larger city outside of this community. Lone Pine Ridge Mobile Home Park at 77 Lone Pine Avenue Dunedin FL 34698 1-727-733-0636 mhvillage.com Mobile home owner who rents much of the Canadian landlord is not protected under the same landlord tenant laws that tenants of other types of residences have. In view of the agreement between the Canadian mobile home park and the tenant, a specific package of legislation is being added to most of the landlords' tenants act to cover this particular The Mobile Home Sites Tenancies Act, also known as THE MHSTA, is the Albertan Act, creating rules for owners of mobile home units and hosts of mobile home lots. A lot of mobile homes for rent under this law can be periodic or long-term, with rents of less than one year considered monthly to month rentals. The lessor or tenant must provide prior information before terminating the lease agreement. A month-to-month tenant must receive two months' advance, while a long-term tenant needs at least six months. If the landlord tries to evict the mobile home tenant, he must give a two-week notice before filing. Unlike alberta, Ontario mobile home laws are contained in the Residential Tenants Act Part V of the Ontario Tenant Protection Act to cover all situations for a mobile home owner and owner of a mobile home park. A mobile home owner does not need the park owner's permission to put his mobile home for sale, although the landlord does have the right first refusal where he can buy a mobile home instead. The landlord can limit the type of mobile house into a lot with a certain set of standards. The Manufactured Home Park Rentals Act applies to mobile home rentals in the province of British Columbia. This act determines when and how much the landlord can increase the lot rent, in circumstances where he can terminate the rent, on notice of the time limits necessary to terminate and use both the tenant and the landlord in the event of a dispute. This law applies to most standard situations that can occur in the course of mobile home rentals. Act Respecting Regie du Logement is the landlord and tenant of laws that apply to mobile home rentals in Quebec. The Quebec Act provides for rental periods of both fixed and flexible lengths, prohibited security deposit collection, a requirement for written notice to end auto-rejuvenating leases and certain presentation periods. If the mobile home tenant lives on the lot for less than one year, he gets at least one month's advance move. If he has been on the lot for over a year, he gets three months in advance. In Nova Scotia, New Brunswick, Manitoba, Newfoundland and Labrador, mobile home tenants are protected under each provincial version of the Residential Tenancies Act. As retirement approaches, the prospect of cutting back on a new, affordable, energy-efficient manufactured home-friendly, village-like mobile home park certainly has its appeal. Unfortunately, the instability of building your future on earth you don't own could pull the financial carpet out of line with you, just as your earnings years are brought to a close. Are mobile homes living worth the risk? Even its supporters have their reservations. Reason: Less than 2% of mobile homes in parks are owned by residents, according to Resident Owned Communities USA, or ROC USA. Unless you install a manufactured home on your private property, chances are someone – be it mom and pop owner or, increasingly, a huge corporation – will charge you rent to place your house on your land. Expect depreciationBob Klosterman, founder of White Oaks Wealth Advisors based in Minneapolis and Longboat Key, Florida, points out that because mobile homes are considered portable personal property, or chattel, in most states, new manufactured homes begin to amortize from the moment of sale – similar to a new car. Mobile homes are not known for their appreciation. If the land or lot is part of the deal and the location is attractive, that helps, he says. However, the expected depreciation is not always a breaker from a financial planning point of view. The cost of maintaining a mobile home can be significantly lower than that of one (family) or multifamily home, which would allow the owner to constantly draw less from his portfolio, says Klosterman. Down the road, that can be much more valuable than resale value in a home. Also working against the homeowner is that whole mobile misnomer. Today's manufactured homes may be better built, more energy efficient and much more adaptable than stick-built homes, but one thing they don't have is mobile. This creates a domino effect that doesn't bode well for potential mobile home downsizers, according to Ishbel Dickens, executive director of the National Manufactured Home Owners Association, or NMHOA, a membership organization based in Seattle. I encourage people living in manufactured home communities of prisoners in their homes, she says. Many of our homeowners pay taxes on their homes at the same rate as those with a normal home. They can not move home; it's too expensive to move. Most communities won't accept producing homes that are older than a few years, so there's nowhere to move it. And no one wants to buy it in a community where rent continues to go up and homeowners have no way of dealing with this issue. Zoning trapSus many mobile home communities were originally built outside the city boundaries, the land beneath them is often zoned for commercial rather than single-ownership residential. After all, that land becomes very valuable, and that's why it's sold in Wal-March and big-box stores worldwide, says Dickens. This is a huge concern. You have no control over what will happen to the earth. Laws favor landlords over tenantsAs land beneath them appreciated, mobile home communities are increasingly being acquired by corporations. Tim Sheahan, NMHOA president, says that the absence of material landlord-tenant statutes to regulate the tiny relationship between the face of society and nervous mobile homeowners (14 states have no statute whatsoever, according to Sheahan) has created a strong incentive for landlords to raise rents. This not only increases the monthly income, it creates value for society if they want to sell it. And if they generate rents high enough, they can economically evict homeowners, capture homes for little anything, and profit by resale or renting homes, he says. Not only can residents not afford to stay in their homes, they can not sell, because no one wants a home with this high rent. In some coastal areas of California, it is estimated that for every \$100 monthly rent increase, home values will fall by \$10,000. Notice the common theme here? Landowners, or lack thereof, still have a fatal flaw in what could otherwise be a remarkable story about unsubsidised housing for low-income Americans. Changing the rulesPaul Bradley hopes to change all that, 1 mobile home park at a time. As president of Concord, a New Hampshire-based ROC in the U.S., Bradley and his team have helped residents of more than 100 mobile home parks in 14 states incorporate and collectively purchase land under their homes from private sector owners since 2008, with a 100% success rate — no foreclosures or business failures. According to the ROC's US limited capital cooperative model, homeowners still don't own plots of land under foot; instead, they own a proportional share of the resident corporation, which owns the entire mobile home park. Still, it will solve several key tips on mobile home living. Low stock value co-ops are the easiest for homeowners to buy because you don't have to come up with big money on stock and house trades at market value. Bradley explains. Since there is some encouraging value for the house from the land itself, the house's values will improve over time. Each resident has a participation interest in the company you want to land. Residents do not directly own plots of land. Co-op membership gives residents long-term leases and vote for corporate governance. Co-op members are considered both tenants and owners. Membership interest prices are set by participants at a low level and remain unchanged to keep housing affordable for current and future residents. These co-op measures also give homeowners control over party rentals, provide a logical solution to community maintenance, and contribute to community stability by reducing the threat of redevelopment at the hands of profit hungry business hosts. While ROC USA usually requires a 51% majority buy-in, they will get wheeled moving motivated communities with a pre-development loan of 40% membership. What happens to those homeowners who refuse to join the co-op? They can remain a member of the Church and continue to live there; the co-op won't evict anyone's nonmember, says Bradley. What will happen is over time, because those who are not churches, sell their homes, new homeowners come to have to become members so they eventually get to 100%. But even Bradley admits the resident-owned movement may face slow happening in the near future, in part because most countries have little or no obligation to share their plans to sell or transform their properties with residents. How to look for a mobile home parkBarring the likelihood that you are a resident-owned community in your area, consider these home hunting tips: Find a community that owns a non-profit or housing authority: Their land is safe and you know what your rentals will be, says Sheahan. As for the housing authority, they can only charge 30% of your income for rent because they are government subsidies. Look for long-term rentals: Some communities offer a 5- 10 or even 20-year lease to convince tenants and attract new residents. Read the lease carefully, and run it to a lawyer before you sign, Bradley says. Ask about the Homeowners Association: While some landlords ban them, communities that give residents a voice may be the best choice. Ask hard questions: What has rent growth been for the last 5 years? What could they be for the next 10? What proportion of community maintenance fees are involved? Get it written: Don't take it with the picturesque brochure, Sheahan says. Says.

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