

(5th DRAFT)

Sample Community Estates
100 Main Street
Anytown, US 12345
(555) 555-5555



Current Ownership: Mr. Jim Jones, President
(Since 1987) Sample Owners, Inc.
123 Main Str
Anytown, US 12345
(555) 555-5555
Land Leased Through 12/31/09

Management/Infrastructure/Economic Attributes

Current Average Monthly Site Rent	\$350	Includes: W ,T,S		School District	Northview
History As of January 1 of:	This Yr.	Last Yr.	Prior Yr.	Utilities	Municipal
Average Site Rent	\$350	\$325	\$275	Distance to shopping	6-10 Miles
Total Sites	128	128	128	Community Location	Rural/Average
Vacant sites	17	10	7	Code Violations	None Known
Vacant homes	4	7	15	Flood Plain	Yes-See Below
Non-owner occupied Homes	22	15	5	Area Growth Rate	Increasing
Year Comunity Built	1987			County unemployment	5.8%
Written Rules & Regs	Yes-Attached			Comparable Apartment	\$825
Lease Terms	1 yr-Attached			Apartment Occupancy	90% - Stable
Rent Control	No			Apartment Rent History	Increasing
Incentives: Rent reduced by \$100 p/mo for the1st 12 months plus \$1,000 cash payment to Retailer				Nearby Community Rents	Lower

Community Feature/Amenity Attributes

% of Homes Skirted	100%	Community Age Restrictions	Yes
Predominate Skirting Type	Vinyl	% Multi-section	Less than 25%
% of Hitches Removed	100%	% Peaked/shingled Roof	25%-50%
Street type	Paved	% Lap Siding	25%-50%
Street width	Average	% Patio's/Awnings/Decks	Less than 25%
Parking Available	Off Street	Swimming Pool	Yes
# of Vehicles	Two	Clubhouse	Yes
% of Homes Pre-Hud	0%	Recreational Facilities	No
% of Homes 1976-1989	70%	Playground	Yes
% of Homes 1990-2000	25%	RV's Allowed	Yes
% of Homes 2000+	5%	Sidewalks	No
Avg Site Size - Single Section	_____ X _____	Other	Small Fishing Lake
Avg Site Size - Multi Section	_____ X _____	Other	N/A

Home Activity/Resale Market Attributes

Average Selling Price - New	\$32,500	Average Days on Market	79
Average Selling Price - Used	\$14,500	Repossession Frequency	Infrequent
Average Price per sq. ft. - New	\$ 18.49	Orderly Resale Market	No-LT 50% Brokered
Average Price per sq. ft. - Used	\$ 32.40	Fill Rate	N/A
		Resale Values	Stable

Comments

This section will contain any comments explaining any of the answers above or noting any special features or concerns not covered above. For example:
West side of community abuts an expressway. East side abuts railroad tracks. Community is next to and in flight path of International airport. New landfill being developed 2 miles south of community
Lots 1-27 in the old section of Community are in a flood plain.

Date of Last Update: 10/15/04 By: Bart Mize - 21st Mortgage

Sample Community Estates

Recent Sales

Year	Size	Make	Community Name	City	Sale Price	Sale Date
1987	14 x 56	STRATFORD	Sample Community Estates	Anytown	\$11,000	04/16/2004
1987	14 x 56	STRATFORD	Sample Community Estates	Anytown	\$11,500	03/15/2004
1987	14 x 60	CENTURY	Sample Community Estates	Anytown	\$12,900	05/28/2004
1988	12 x 64	DUTCH	Sample Community Estates	Anytown	\$11,000	11/15/2003
1988	14 x 60	REDMAN	Sample Community Estates	Anytown	\$14,000	03/01/2004
1989	14 x 64	REDMAN	Sample Community Estates	Anytown	\$12,130	05/13/2004
1989	12 x 60	CENTURY	Sample Community Estates	Anytown	\$13,500	12/15/2003
1989	14 x 52	SKYLINE	Sample Community Estates	Anytown	\$14,900	04/18/2004
1990	14 x 56	KINGSLEY	Sample Community Estates	Anytown	\$15,000	11/28/2003
1990	12 x 60	CENTURY	Sample Community Estates	Anytown	\$14,000	01/04/2004
1991	14 x 64	LIBERTY	Sample Community Estates	Anytown	\$17,000	03/29/2004
1991	12 x 56	FOUR SEASON	Sample Community Estates	Anytown	\$14,500	01/13/2004
1991	14 x 52	PATRIOT	Sample Community Estates	Anytown	\$19,000	11/26/2003
1992	14 x 56	CENTURY	Sample Community Estates	Anytown	\$19,500	12/20/2003

Current Listings

Year	Size	Make	Community Name	City	Asking Price	Date Listed
1987	14 x 52	FAIRMONT	Sample Community Estates	Anytown	\$12,500	09/21/2004
1988	20 x 48	FRIENDSHIP	Sample Community Estates	Anytown	\$16,900	02/06/2004
1989	14 x 54	REDMAN	Sample Community Estates	Anytown	\$13,000	05/10/2004
1990	12 x 52	SKYLINE	Sample Community Estates	Anytown	\$14,999	07/15/2004
1991	14 x 56	PATRIOT	Sample Community Estates	Anytown	\$18,500	06/30/2004

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Community Attribute Definitions and Possible Responses

ATTRIBUTE

DEFINITION

POSSIBLE RESPONSES

Name, Address, and phone # of community	Name, Address, and phone # of community	Name, Address, and phone # of community
Current Ownership	Who owns the community	Name/Address/Phone of individual or corporation. How long owned?
Average Monthly Site Rent	What were the average monthly rents for the last 3 years?	Current Average Rent/Previous year rent/Year before that/etc. to extent available
Number of Sites	How many total sites are in the community	Number of sites
Number of Vacant Sites	Current plus last two years	Current # of vacant lots/last year vacancy rate/previous year vacancy # not occupied
Number of Vacant Homes	Homes that are not occupied	
# of Non-Owner occupied homes	# of total sites occupied by non-owners	# of total sites which includes rentals and rent to own, and community financed purchases
Year Community Built	Year Community Built	Year Community Built
Guidelines for Living (Rules & Regs)	Are there written guidelines for living (Rules and Regulations)	Yes/No - if yes, copy of rules.
Lease Terms	Are there lease terms in the community	Yes/No - if yes, lease term in years & copy of lease
Factors that control rent growth	Are there any laws that govern rent growth?	Yes/No - if yes, describe. Local or state rent control, leases with provisions for increases
School District	What school district is the community in?	Name of School District
Utilities	Are there municipal Utilities, or on site?	Yes/No, if on site description
Distance to Shopping/School	Distance to shopping/Schools	1-2 Miles/3-5 Miles/6-10 Miles/11-15 Miles/More than 15 Miles
Location of Community	The desirability of the community's location in relationship to	1) Urban, 2) Suburban, 3) Rural
Known code violations	Any violation of building or environmental regulations	Describe violations and date filed.
Flood Plain	Is any portion of the community in a flood plain?	Yes/No
Area Growth Rate	Describe the population growth in the area	Declining rapidly/declining slightly/stable/increasing slightly/increasing rapidly
County Unemployment	Current county unemployment rate	% unemployment over last year: growing/ decreasing/ level
Comparable Apartment Rents	What is the average monthly rent for nearby 2 & 3 bedroom	A dollar range - i.e. \$700-\$800 or actual average rent if available.
Apartment Occupancy Rate	Current apartment occupancy rate	% occupancy, increasing or decreasing the last year if known
Average Rental History	How have apartment rental rates changed over the last few	1) Rapidly decreasing, 2) Decreasing, 3) Stable, 4) Increasing, 5) Rapidly Increasing
Other Community Rents	What are the lot rents in other area communities?	1) Much higher, 2) Higher, 3) Average 4) Lower, 5) Much lower
% of Homes Skirted	% of Homes Skirted	Actual % or estimated range
Predominate Skirting Type	What are most of the homes skirted with?	1) Metal, 2) Vinyl, 3) Masonry, 4) Other (Describe)
% of Hitches Removed	% of Hitches Removed	Actual % or estimated range
Community Density	Describe the community density.	1) High, 2) Average, 3) Low. (Or Sites Per Acre)
Street Type	Describe the streets in the community	Paved/Gravel
Street Width	Describe the streets in the community	Narrow/Average/Wide
Parking Available	Where do the residents park their cars?	Off Street/On
# of vehicles	How many parking spaces does each resident have	Spaces per home on average
Age Distribution of Individual Homes	Describe the age distribution of the homes in the community	% Pre-HUD/% 76-89/ %90's/ %2000's
% Multi-section	% of homes that are multi-section	Actual % or estimated range
% Peaked/shingled Roof	What % of homes have a peaked/shingled roof	Actual % or estimated range
% Lap Siding	What % of Homes have Lap Siding	Actual % or estimated range
% Patio's/Awnings/Decks	What % of ome's have Patios, awnings, or a deck	Actual % or estimated range
Amenities (Club House, Play Ground, Pool)	List of community Amenities	Club House, Play Ground, Pool, Tennis, or gamecourts, etc (Selected from list of possible amenities)
Average Selling Price (New & Used)	What do new and used homes sell for in the community	A dollar range for new and used
Average Price p/ Sq Ft. - New and Used	Average Price p/ Sq Ft. - New and Used	Average Price p/ Sq Ft. - New and Used
Days on Market	How many days on average does it take for a home to sell in	Average # of days on market before sale
Frequency of Repossessions	How often are homes repossessed in the community	Almost never/inrequently/occasionally/frequently
Orderly Resale Market	Is there a stable and orderly transfer of ownership when	Brokers, realtors, on-site sales have strong presence and sell 50% or more of resales
Fill Rate	If the community is new and still filling, how fast is it filling?	very slowly / slowly / moderate / fast / very fast OR Number of homes per month
Resale Values	What is the trend for home values in the community?	1) Declining rapidly, 2) Declining slowly, 3) Stable, 4) Increasing slowly, 5) Increasing rapidly
Comments	Any comments the inspector feels are relevant	Any comments the inspector feels are relevant
Data of last Update	The date the profile was last updated	Date
By:	Who updated the report	Name and company