



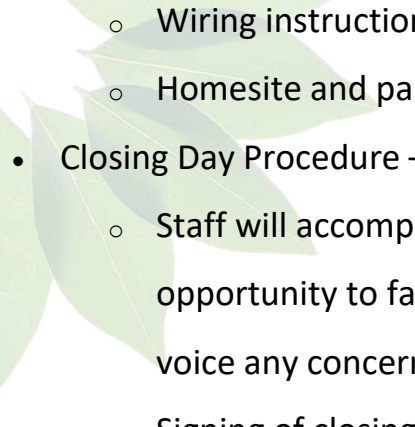
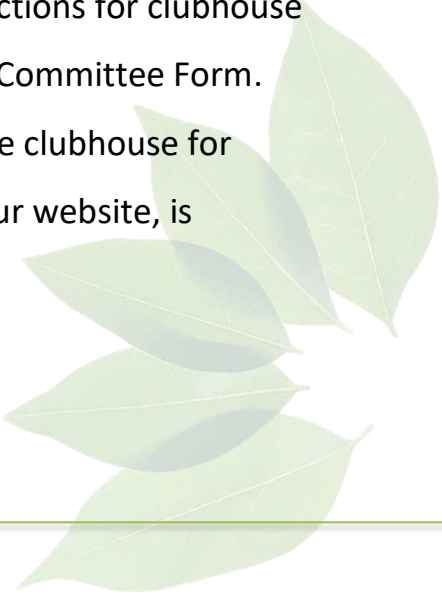
Live large. Carry less.

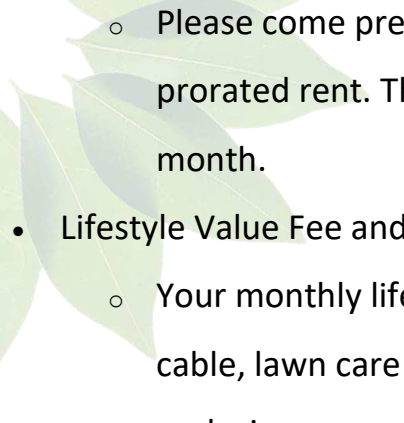
CLOSING DAY – NEW HOME – WHAT TO EXPECT

Welcome Future Resident!

Congratulations on joining the Simple Life family. Below, you will find a list of processes to expect next:

- After choosing your home, you will meet with the sales team to make a deposit, sign a contract, and establish an approximate closing date. Please have your government-issued identification available to copy.
- Sales staff will also provide several Simple Life documents for your signature and completion:
 - Pet approval form
 - Community rental restrictions
 - Home purchase details
 - Resident contact form
 - Residency application
- Do you need help financing your home purchase? Simple Life can suggest third-party lenders and guide you through their application process.
- Approximately 10 days prior to your closing date, Simple Life will send you the following information to ensure a smooth move-in process:
 - Homeowner's insurance options
 - Duke Energy transfer; please print the set-up confirmation.
 - Cable and internet – basic cable is included in your lease, but you will need to establish service.

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- Wiring instructions
 - Homesite and park model details
 - Closing Day Procedure – Simple Life Sales
 - Staff will accompany you on a walk-through of your new home. This is an opportunity to familiarize yourself with the home, ask questions, and voice any concerns regarding its condition.
 - Signing of closing documents: closing statement, bill of sale, miscellaneous disclosures, warranty forms
 - Signing of loan documents, if applicable
 - Title instructions and example application, if applicable
 - Closing Day Procedure – Simple Life Community Management
 - Community Management will provide a Welcome Binder, containing appliance manuals and warranty cards specific to your home. Please register your appliances online or return the paper cards by mail.
 - Please review the homesite lease agreement in advance. Make special note of any questions or concerns, and we will be happy to discuss with you.
 - Community Management will provide the following: receipts for your mailbox key and gate remote (if applicable), trash guidelines, mail and package procedures, copy of the Village map, instructions for clubhouse entry, and a blank copy of the Architectural Review Committee Form.
 - A copy of The Village’s Welcome Binder is kept in the clubhouse for review at any time. The Resident Portal, found on our website, is another valuable resource.
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- Please come prepared with your security deposit(s) and first month's prorated rent. Thereafter, rent payments will be due on the first of the month.
 - Lifestyle Value Fee and Other Expenses
 - Your monthly lifestyle value fee includes: city water and sewer, basic cable, lawn care (unless fenced), tree trimming, road maintenance, and exclusive access to private amenities and events. Electricity is at your own cost.
 - Other expenses may include homeowner's insurance, home internet access, and/or any upgrades to the basic cable package.
 - Exclusive Access to Private Amenities and Events
 - Clubhouse access is 24/7. Read a book, watch a movie, or hit the gym!
 - Both Simple Life and resident-run activities happen weekly! Please see the weekly event reminder email and monthly calendar for more information.
 - Community Feedback or Questions
 - Please call Community Management at 828-697-7344 or email elizabeth@simple-life.com for assistance.
 - Home Concerns
 - Please call Community Management at 828-697-7344 or email ashley@simple-life.com for guidance regarding warranty work and submitting claims.
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