



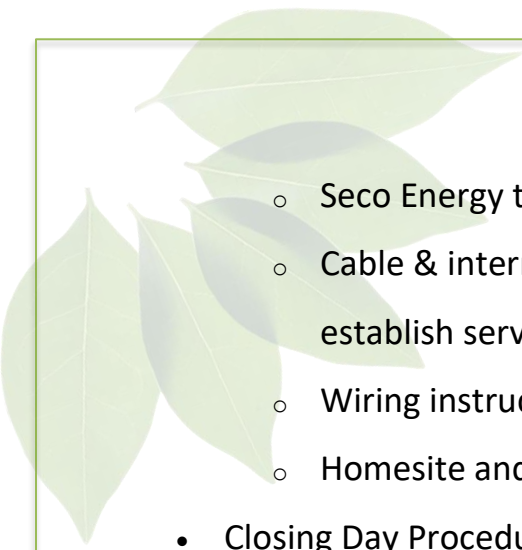
Live large. Carry less.


## CLOSING DAY – WHAT TO EXPECT – LAKESHORE AT OXFORD, FL

Welcome Future Resident!

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

- After choosing a home, you will make a deposit, sign a contract, and establish an approximate closing date with your sales guide. Please have your government-issued identification available to copy.
- Sales staff will also provide several Simple Life documents for your signature and completion:
  - Home purchase details
  - Pet approval form
  - Community rental restrictions
  - Resident contact form
  - Residency application
- If a home is custom ordered, your sales guide will present pricing details. The Director of Homes will work with you closely to finalize order specifics.
- 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, the Director of Homes will send you the following information to ensure a smooth move-in process:
  - Closing Statement
  - Homeowners' insurance options

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- Seco Energy transfer; please print the set-up confirmation.
  - Cable & internet – both are included in your lease, but you will need to establish service with Spectrum.
  - Wiring instructions
  - Homesite and specific home details
  - Closing Day Procedure – Sales Team
    - Staff will accompany you on a walk-through of your new home. This is an opportunity to familiarize yourself, ask questions, and voice any concerns regarding its condition.
    - Signing of 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 – 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. Note 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 Lakeshore map, and a blank copy of the Architectural Review Committee Form.

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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: water, sewer, irrigation, trash/recycle removal, HD cable, high-speed internet, landscaping upkeep, road maintenance, and exclusive access to private amenities and events. Electricity is at your own cost.
    - Other expenses include homeowner's insurance and/or any upgrades to the HD cable and high-speed internet package.
  - Exclusive Access to Private Amenities and Events
    - Clubhouse access is 24/7. Read a book, watch a movie, or hit the gym!
  - Community Feedback or Questions
    - Please call 352-492-9316 or email Marc Tilton at [mtilton@simple-life.com](mailto:mtilton@simple-life.com) for assistance.
  - Home Concerns
    - Please call 352-492-9326 or email [josey@simple-life.com](mailto:josey@simple-life.com) for guidance regarding warranty work and submitting claims.