



Live large. Carry less.


## CLOSING DAY – RESALE 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 touring with the seller’s agent, you will make an offer and specify a deposit amount. If your offer is accepted, an approximate closing date will be chosen, and a sales contract will be signed.
- The seller’s agent will introduce several Simple Life documents:
  - Pet Approval Form
  - Community rental restrictions
  - Home purchase details
  - Resident contact form
- Do you need help financing your home purchase? Please ask the seller’s agent for lender options.
- Prior to your closing date, Simple Life will send you the following information to ensure a smooth move-in process:
  - Residency Application
  - 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.
  - Wiring instructions

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- Homesite and park model details
  - Closing Day Procedure – Agent
    - Signing of closing documents: closing statement, bill of sale, miscellaneous disclosures, warranty forms
    - Signing of loan documents, if applicable
    - Agent will provide title instructions, house keys, and mailbox keys.
  - Closing Day Procedure – Community Management
    - 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.
    - 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.
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- 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](mailto:elizabeth@simple-life.com) for assistance.
  - Home Concerns
    - Previous owners will leave a packaged bundle of warranty cards and instruction leaflets for your appliances in the home.
    - Please call Community Management at 828-697-7344 or email [elizabeth@simple-life.com](mailto:elizabeth@simple-life.com) for assistance.
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