



IMPORTANT SALES INFORMATION for FSBO's and REAL ESTATE AGENTS

In order to facilitate an efficient sales process, we'd like to take this opportunity to provide you with some valuable information regarding the transfer of homes in our community. Wymberly is a community for people aged 55 and older (primary resident; others must be 40 or over). **The community is comprised of 274 leased home sites with a current rate of \$611.00 per month or \$652.00 for our new home section.** We strictly follow the age requirements as outlined by the Fair Housing Amendments Act (as amended) for age-restricted communities.

Our involvement in the sale of any home is to process a prospect's *Application for Home Site Rental*, notify the prospect of approval or rejection, and sign new lease agreements with the buyer upon the closing on their home. Listed below are basic procedures that must be followed when anyone sells a home in Wymberly.

1. **Call the Community Office for an appointment** to meet with your prospective buyer(s) and begin the application process.
2. The prospective buyer **must** complete our *Application for Home Site Rental* and **provide a copy of their driver's license – front and back (or other form of identification), and, if a pet is involved, a photograph and current vaccination records. There is a \$100.00 non-refundable application fee (check or money order only – payable to Wymberly).**
3. Upon completion of step 2, we will process the application through Sun Homes where there will be a back ground check and credit will be checked through a credit-reporting agency.
4. Prior to the closing, **the seller must provide a "Paid" Columbia County tax receipt and their Sun account must be at a current status.**
5. Once a closing date is scheduled, **the purchaser must contact the Community Office for an appointment to sign the new lease agreements** and receive a brief community orientation. At this lease signing, the first month's lease fee will be collected. **The purchaser must provide a copy of the home purchase agreement or the *Bill of Sale* and title for the home at the lease signing.**
6. **Move in and enjoy!**

Here are a few qualifiers you should use prior to starting the purchase process. We recommend that you obtain and read a copy of our lease agreement upon listing a home in Wymberly.

1. Age requirements: The resident must be age 55 or older and none under the age of 40.
2. RV's may be stored in the RV lot if space is available for a small fee.
3. We allow two pets per homesite, no vicious breeds allowed.
4. Any home in a Sun community cannot be sub-leased to anyone under any circumstances.
5. Other good living guidelines are covered in the lease agreement, available at our office.

We hope this information will insure a smooth sales process for you and your prospective purchaser. Please call (706) 863-2390 with any questions you may have.

The Wymberly Management Team