

## We Want to Pay You!

Do you love your community?  
Do you have friends or family  
that are looking for a new  
home, or looking to move their  
mobile/manufactured home into  
community?



If you refer someone to move in to a community  
owned home OR move their home into our  
community, WE'LL PAY YOU!

We've already paid out two \$500 bonuses this year to  
residents who have referred a new neighbor!

If you refer someone to buy a community owned  
home, or to move their manufactured home into the  
park, we'll reward you with a referral bonus!

For buying a community owned home we will pay a  
\$500 bonus, and for moving a home into the  
community we will pay \$1000. The prospective tenant  
must apply and be approved by management.

We have 12 available lots and one available home. If  
you know of anyone that would like to live at The  
Oaks please let us know!

### Homes For Sale:

- ◆ **Lot #19** Needs Work  
\$1,000 cash only, or best  
offer
- ◆ **Lot #3** 2 bed, 1 bath  
Waterfront; Needs Work  
\$1,200 cash only,  
\$300/month lot rent

**\*\*\$500 Referral\*\***

Earn \$500 cash when you  
personally refer someone to  
buy a community owned  
home at The Oaks MHP!

You must provide us the name of  
your referral before they purchase  
one of our community owned  
homes. (Doesn't apply to new  
renters –buyers only)

## We will help you sell your home for **FREE!**

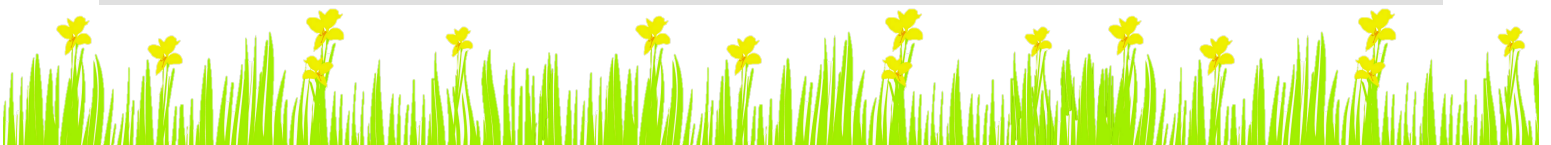
At The Oaks we offer our residents a FREE listing service to help you get your home sold. We are advertising for the community on an ongoing basis in print, on Craigslist, through fliers to residents and soon on our website.

Why should you take advantage of this service?

- It's completely **FREE** to you
- We help you show the home
- We pay for advertising
- We quickly screen interested buyers
- We provide a professional residential For Sale sign
- We provide brochures
- We do the work for you!

If despite all of these efforts we can't find a buyer, The Oaks may purchase the home from you. Keep in mind: The person who will pay top dollar will be the person living in the home.

Let us help you!



## Easy Going, Smooth Flowing

Toilet paper is biodegradable. That means it breaks down naturally in the environment. That is why we flush toilet paper down the toilet: it naturally disappears and therefore does not linger in our septic systems and cause clogs and backups or further damage.



Nothing but toilet paper should be flushed down toilets, and absolutely nothing but water should be going down sink drains. We

have been having major problems with non-biodegradable foreign objects being discarded into toilets and sinks.

If this continues to be a problem it will only result in more service calls, more repair costs and therefore higher rent to cover all of these added expenses.

Please use common sense



when disposing of trash and non-biodegradable items.

These items, especially, should **NEVER BE PUT INTO THE TOILET OR SINK:**

- Baby Wipes
- Adult Wipes
- Feminine Products
- Cigarette Butts
- Cooking Grease

Lets all help each other to prevent rent increases and keep this community looking and running great.

### Calling for Photos



We are working on building a website and are in need of photos. If you have photos of The Oaks (the community, the property, your home), and are willing to let us display them on the website, please contact us. We will pay \$25 for any photo we use on the website.

### Why Not Pay Early??

Rent is due on the 1<sup>st</sup> of each month, regardless of which day of the week that lands on. But at The Oaks, you're even given a 5-day grace period! As long as your rent check is in the mailbox by the time mail is collected on the 5<sup>th</sup> of each month you wont run the risk of be charged an additional \$10-\$40 per month!

To make it even easier you can go on auto pay: its free, you're guaranteed to pay your rent on time every time, and you can quit at any time. Why wouldn't you want to take advantage of a surefire way to save up to \$40 every month?! With auto pay your monthly rent will be debited from your bank account every month, no fuss no muss. It's one less thing you'll have to think about.

To get more information or sign up for auto pay please contact Molly at 319-378-6748.

