

## Community Living

### Taking Pride in Val Vista-Hillock

We're sure you've noticed the vacant homes and lots in your community.

One of our main goals is to get these

homes and lots filled with the right tenant and neighbor.

It's not to say that we haven't had interest. We are getting a lot of interested buyers that have great things to say about Val Vista-Hillock, we just don't have the home to suit their needs at the moment.



The positive feedback we've received, not only from potential residents but also from some of your new neighbors, speaks to how you are actively contributing to keeping your property and the community nice.

We want everyone to have pride of ownership of their home and pride in being a part of Val Vista and Hillock Communities. We want the nicest community with the nicest homes and people in the area!

There are a lot of benefits to living in a community that you wouldn't get living in a multifamily property or residential neighborhood.

We'd rather have a vacant home than lease it to the wrong person that wouldn't be a good fit for the community.



We appreciate your contribution to making this community great!

### Homes For Sale:

- ◆ **Lot #37** 2 bed, 1 bath  
\$5,000 cash only Located in Pet Area
- ◆ **Lot #224** 2 bed, 1 bath  
\$8,000 cash only

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

Earn \$500 cash when you personally refer someone to buy a community owned home or move in their own manufactured home at Val Vista-Hillock 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)**

### IMPORTANT!

Rent is due on the first day of each month and shall be paid in advance regardless of which day of the week it may fall on. Rental payments shall be made in the form of a check or money order and delivered or mailed to the Manager at the *VAL-VISTA ESTATES* Community Office, 6901 SE 14<sup>th</sup> Street #111, Des Moines, IA 50320. Rent is deemed paid upon actual receipt of a good check or money order. Checks and money orders shall be made payable to *VAL-VISTA- HILLOCK LLC*. If not paid by the 5<sup>th</sup> of the month, late fees will be added. If we have not heard from you by the 5<sup>th</sup> of the month, a notice of non-payment of rent will be sent out on the 6<sup>th</sup> of each month. A discount of \$15.00 will be credited to any tenant who pays the rent before the first of the month.

### **Sign up for auto pay today!**

- Totally free
- Easy to sign up
- Very convenient
- Guarantee rent is paid on time!

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



We hope that none of our residents ever move. However, if you need to move and sell your home, we will help you!

At Val Vista and Hillock Mobile Home Communities 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 of interested buyers
- We provide a professional residential For Sale sign
- We provide brochures and brochure boxes to be displayed
- We do the work for you!

If despite all of these efforts we can't find a buyer, Val Vista-Hillock 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!

We prefer you do not put a sign in your window. Yard signs look more professional and residential.

