

General Location Evaluation Form

Site Location:

	1=Weakest		← →	5=Strongest	
Neighborhood Services	1	2	3	4	5
Schools					
Child care					
Recreational facilities					
Religious institutions					
Hospitals					
Entertainment					
Police station					
Fire station					
Convenience	1	2	3	4	5
Close to job					
Near grocery and other stores					
Near public transportation					
Easy access to highway					
Neighbors	1	2	3	4	5
Near relatives or friends					
Children					
Active community groups					
Other	1	2	3	4	5

Profiles of Prospective Land-Lease Communities

	Prospective Land-Lease Community 1	Prospective Land-Lease Community 2	Prospective Land-Lease Community 3
Name of Community			
Name of Management Company			
Phone Number			
Questions for the Management Company			
1. How many years has the management company been in business?			
2. Is a written land-lease agreement provided? If so, for what length of time?			
3. Is a security deposit required upon move into the community? If so, how much is required?			
4. How much is the monthly rent? What is included and what is not?			
5. What amenities are included in the community?			
6. What are the charges for utility connections and other services?			

Profiles of Prospective Land-Lease Communities

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	Prospective Land-Lease Community 1	Prospective Land-Lease Community 2	Prospective Land-Lease Community 3
Questions for the Management Company (continued)			
7. Are monthly utility fees paid to the management company or directly to the utility companies? What are the monthly charges?			
8. What are the requirements for installing a home? What are the charges for installation?			
9. Who is responsible for ground maintenance, snow removal, trash collection, street maintenance and mail delivery? What are the fees for these services?			
10. What are the community's rules and regulations?			
11. Are pets allowed?			
12. Are there any special requirements or restrictions when selling a home?			

Profiles of Prospective Land-Lease Communities

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	Prospective Land-Lease Community 1	Prospective Land-Lease Community 2	Prospective Land-Lease Community 3
Questions for the Management Company (continued)			
13. How much have rents increased each year? Are any rent increases planned in the coming years?			
14. What is considered grounds for eviction (besides not paying rent)?			
15. How much turnover of homes and residents is there? Why?			
16. Who owns the community?			
17. Are there any future plans to sell the community?			
18. Is there a home-owners association with covenants, conditions and restrictions?			

Profiles of Prospective Land-Lease Communities

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	Prospective Land-Lease Community 1	Prospective Land-Lease Community 2	Prospective Land-Lease Community 3
Questions to Ask Yourself			
1. Do residents seem satisfied living here?			
2. Is the location convenient for you?			
3. Is the community's appearance well kept?			
4. Can the community accommodate your lifestyle?			
5. Would you enjoy living here?			
6. Would the community appeal to future buyers of your home?			

Research Sheet for Private Property Sites



	Site 1	Site 2	Site 3
Location			
Asking Price			
Size of Land (in acres)			
Cost per Acre (asking price ÷ size of land)			
1. Will local regulations allow a manufactured home to be placed here?			
2. Are there any zoning requirements or restrictions (size, appearance)? If so, what are they?			
3. Are there any limitations or restrictive covenants in the property deed that control how the land can be used? If so, what are they?			
4. What utility connections are needed? What are their connection costs and requirements? <input type="checkbox"/> Electricity <input type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Telephone <input type="checkbox"/> Water <input type="checkbox"/> Sewer <input type="checkbox"/> Septic <input type="checkbox"/> Well <input type="checkbox"/> Other			

Research Sheet for Private Property Sites

(continued, page 2 of 2)



	Site 1	Site 2	Site 3
5. What services (trash removal, fire and police protection, snow removal) are available to the area?			
6. Is the site level?			
7. Is the soil capable of being compacted to support a permanent foundation and manufactured home?			
8. Is the site accessible for transporting and installing the home?			
9. How much are the annual property taxes?			
10. Is the location convenient for you?			
11. Is the location's appearance attractive to you?			
12. Would you enjoy living here?			
13. Would the location appeal to future buyers of your home?			