

Alpine Mobile Home Park – Buyer Information Sheet

Market Activity

Sales in the park have slowed compared to about a year ago when homes were selling very quickly. Some homes are currently taking longer to sell, likely due to interest rates and market conditions.

Park Approval Process

Every adult (18+) living in the home must submit a park application. Buyers should apply for park approval before opening escrow whenever possible.

Application Requirements

Completed application, copy of driver's license, and proof of income such as pay stubs or bank statements.

Credit Check

\$45 credit check fee (cashier's check or money order). The fee is refunded if the applicant is approved or denied. It is only kept if a buyer is approved but then backs out after the credit check is run.

Space Rent

If the lease is signed before June 1: \$1,356.45/month. If signed after June 1: \$1,431.06/month. Space rent typically increases about 5–5.5% annually.

Utilities

Trash: \$41/month. Sewer: \$28.55/month. Residents also pay individually metered water, gas, and electricity.

Internet

Residents may choose their own provider. Cox and AT&T; are commonly used in the park.

Parking

Parking rules in the park are strict, but temporary parking is allowed during open houses.

Landscaping & Exterior Changes

Residents own the home but not the land. Any exterior changes, landscaping, or planting requires written park approval.

Pets

One dog allowed with weight and breed restrictions. Cats are allowed but recommended to stay indoors due to coyotes.

Insurance

Homes typically carry standard insurance plus the California FAIR Plan due to fire zone coverage. Estimated combined cost mentioned by the manager is about \$1,300 per year.