

## **CLOSING DAY – NEW HOME – WHAT TO EXPECT**

**Welcome Future Resident!**

**Congratulations on joining the CreekWalk family. Below, you will find a list of processes to expect next:**

- **After choosing your home, you will meet with the sales team to make a deposit, sign a contract, and establish an approximate closing date. Please have your government-issued identification available to copy.**
- **Sales staff will also provide several Eclipse documents for your signature and completion:**
  - o **Pet approval form**
  - o **Community rental restrictions**
  - o **Home purchase details**
  - o **Resident contact form**
  - o **Residency application**
- **Do you need help financing your home purchase? Eclipse can suggest third-party lenders and guide you through their application process.**
- **Approximately 10 days prior to your closing date, Eclipse will send you the following information to ensure a smooth move-in process:**
  - o **Homeowner's insurance options**
  - o **Wiring instructions**
  - o **Homesite and park model details**
  - o **Signing of closing documents: closing statement, bill of sale, miscellaneous disclosures,**
- **Closing Day Procedure – Eclipse Sales**
  - o **Staff will accompany you on a walk-through of your new home. This is an opportunity to familiarize yourself with the home, ask questions, and voice any concerns regarding its condition.**
  - o **Signing of warranty forms**
  - o **Signing of loan documents, if applicable**
  - o **Title instructions and example application, if applicable**

- **Closing Day Procedure – Eclipse Community Management**

- o Community Management will provide a Welcome Binder, containing appliance manuals and warranty cards specific to your home. Please register your appliances online or return the paper cards by mail.

- o Please review the homesite lease agreement in advance. Make special note of any questions or concerns, and we will be happy to discuss with you.

- o Community Management will provide the following:

- receipts for your mailbox key
    - trash guidelines,
    - mail and package procedures,
    - copy of the Village map,
    - instructions for clubhouse entry,
    - blank copy of the Architectural Review Committee Form.

- o The Resident Portal, found on our website, is another valuable resource.

- o Please come prepared with your security deposit(s) and first month's prorated rent. Thereafter, rent payments will be due on the first of the month through Rent Cafe.

- **Lifestyle Value Fee and Other Expenses**

- o Your monthly lifestyle value fee includes electricity, city water and sewer, lawn care tree trimming, road maintenance, and exclusive access to private amenities and events.

- o Other expenses may include homeowner's insurance, home internet.

- **Exclusive Access to Private Amenities and Events**

- o Clubhouse access is 24/7. Read a book, watch a movie, or hit the gym!

- Please see the weekly event reminder email and monthly calendar for more information.

- **Community Feedback or Questions**

- o Please call Community Management at 1-800-418-7161 or email richard@eclipsevillages.com for assistance.

- **Home Concerns**

- o Please call Community Management at 1-800-418-7161 or use the rent café

**for guidance regarding warranty work and submitting claims.**