

CLOSING DAY – RESALE HOME – WHAT TO EXPECT

Welcome Future Resident!

• **After touring with the seller’s agent, you will make an offer and specify a deposit amount. If your offer is accepted, an approximate closing date will be chosen, and a sales contract will be signed.**

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!**
 - o **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.**