

OASIS HOME OWNERS INC
DOCUMENTS NEEDED FROM NEW OWNERS

- _ Driver's License (copy for each owner)**
- _ Canadian Passport (copy for each owner)**
- _ Title to Mobile Home**
- _ Old Share (prior to issuing New Share)**
- _ Purchase Agreement**
- _ Application to Reside**
- _ Certified Copy of Proprietary Lease
(Prepared by lawyer or Title Company)**
- _ Background Check**
- _ Signed Pet Health Certificate (copy for each
pet)**
- _ Signed agreement Stating Rules,
Regulations and Prospectus have been read
and agreed upon.**
- _ Email and Phone Number opt in/Out form.**
- _ Sign in/ out form.**
- _ Frequently Asked Questions**

OASIS HOME OENER'S INC'
OFF TO PURCHASE AND CONTRACT FOR SALE

We, the undersigned Buyers: _____

Offer to purchase, as is, from sellers: _____

Mobile Home Located At: _____

PURCHASE PRICE OF MOBILE HOME \$ _____

SHARE OF STOCK IN CORPORATION \$ _____

TOTAL SELLING PRICE \$ _____

ESTIMATED VALUE OF PERSONAL PROPERTY
(furnishings) included in sale \$ _____

DEPOSIT \$ _____

DUE AT CLOSING \$ _____

Seller will deliver, at closing, the title which is to be declared free of any liens or encumbrances.

This Transaction Will Be Completed: _____

Occupancy Will Be Permitted: _____

SELLER:

BUYER:

DATE: _____

DATE: _____

Approved by Transfer Unit: _____

DATE: _____

APPLICATION TO RESIDE FORM
OASIS HOME OWNERS, INC
12766 Seminole Blvd., Largo FL 33778
Phone: 727-581-4288

Please complete one application for each person. **All information must be completed, or your application will be denied.** You will also be required to present **2** pieces of identification for verification purposes. **Oasis Mobile Home Park is a 55 Plus Resident Owned Community.**

Date Premises Required: _____ Unit #: _____

Screening Fee: \$100.00 non-refundable fee must accompany this application made payable to Oasis Mobile Home Park. Certified check, money order or cash accepted.

Last Name: _____ First Name: _____ Middle Name: _____

Date Of Birth: _____ Social Security Number: _____

Driver's License #: _____ State: _____ Expires: _____

Current Address:

Street: _____ City/State/Zip Code: _____

Phone Number: _____ Email Address: _____

How Long Residing at current Address: _____ Rent/Mortgage Amount: _____

Landlord's Name: _____ Landlord's Phone Number: _____

Address for previous 5 years:

Dates: _____ Street: _____ City/State/Zip Code: _____

Dates: _____ Street: _____ City/State/Zip Code: _____

Dates: _____ Street: _____ City/State/Zip Code: _____

Dates: _____ Street: _____ City/State/Zip Code: _____

Dates: _____ Street: _____ City/State/Zip Code: _____

Current Employer: _____ Phone Number: _____

Occupation: _____ How Long: _____ Salary or Annual Income: _____

Previous Employer: _____ Phone Number: _____ How Long: _____

Personal References (list 2 personal references not related to you)

1. Name: _____ Phone Number: _____

2. Name: _____ Phone Number: _____

Have you ever been evicted as a tenant? Yes _____ No _____ If yes, why? _____

Number of adults to occupy this unit? _____ Ages: _____

Do you have any Pets? Service Dog: _____ Cats: _____

In Case of an Emergency, please notify: _____ Phone Number: _____

Street: _____ City: _____ State: _____

TENANCY WILL BE DENIED if you misrepresent any information on the application. If misrepresentation are found after rental agreement is signed, your rental agreement will be terminated.

I/We hereby allow Oasis Board/Management to inquire into my/our credit file, criminal, and rental history as well as any other personal record to obtain information for use in processing of this application. I/We cannot claim any invasion of privacy or any other claim that may arise against Oasis Board/Management now or in the future.

Applicant's Signature: _____ Date: _____

Co-Applicant's Signature: _____ Date: _____

Board Member Approval (Requires 4 yes Votes)

_____ Yes/No _____ Yes/No

_____ Yes/No _____ Yes/No

_____ Yes/No _____ Yes/No

_____ Yes/No _____ Yes/No

Approved/Denied: _____ Date: _____

DATE _____

CUSTOMER NUMBER 2325 - AMERI-TECH**TENANT INFORMATION FORM**I / We _____, prospective
tenant(s) / buyer(s) for the property located at _____

Managed By: _____ Owned By: _____

Hereby allow TENANT CHECK LLC and or the property owner / manager to inquire into my / our credit file, criminal, and rental history as well as any other personal record, to obtain information for use in processing of this application. I / we understand that on my / our credit file it will appear the TENANT CHECK LLC has made an inquiry. I / we cannot claim any invasion of privacy or any other claim that may arise against TENANT CHECK LLC now or in the future.

PLEASE PRINT CLEARLY**TENANT INFORMATION:**

SINGLE _____ MARRIED _____

SOCIAL SECURITY #: _____

FULL NAME: _____

DATE OF BIRTH: _____

DRIVER LICENSE #: _____

CURRENT ADDRESS: _____

HOW LONG? _____

LANDLORD & PHONE: _____

PREVIOUS ADDRESS: _____

HOW LONG? _____

EMPLOYER: _____

OCCUPATION: _____

GROSS MONTHLY INCOME: _____

LENGTH OF EMPLOYMENT: _____

WORK PHONE NUMBER: _____

HAVE YOU EVER BEEN ARRESTED?
(CIRCLE ONE) YES ☐ NO ☐HAVE YOU EVER BEEN EVICTED?
(CIRCLE ONE) YES ☐ NO ☐**SIGNATURE:** _____

PHONE NUMBER: _____

EMAIL: _____

SPOUSE / ROOMMATE:

SINGLE _____ MARRIED _____

SOCIAL SECURITY #: _____

FULL NAME: _____

DATE OF BIRTH: _____

DRIVER LICENSE #: _____

CURRENT ADDRESS: _____

HOW LONG? _____

LANDLORD & PHONE: _____

PREVIOUS ADDRESS: _____

HOW LONG? _____

EMPLOYER: _____

OCCUPATION: _____

GROSS MONTHLY INCOME: _____

LENGTH OF EMPLOYMENT: _____

WORK PHONE NUMBER: _____

HAVE YOU EVER BEEN ARRESTED?
(CIRCLE ONE) YES ☐ NO ☐HAVE YOU EVER BEEN EVICTED?
(CIRCLE ONE) YES ☐ NO ☐**SIGNATURE:** _____

PHONE NUMBER: _____

EMAIL: _____

IMPORTANT

Please complete this form and return it to Ameri-Tech with your owner/tenant application. Applications received without this form will not be processed.

IF THE WRONG SOCIAL SECURITY NUMBER IS SUBMITTED, A SECOND APPLICATION FEE WILL BE CHARGED TO RE-PULL THE REPORT.

A CREDIT REPORTING SERVICE PROVIDING CREDIT REPORTS FOR
REALTORS / PROPERTY MANAGERS / APARTMENT COMPLEXES /
MOBILE HOME PARKS / CONDOMINIUM ASSOCIATIONS / EMPLOYERS

OASIS HOME OWNERS', INC.
12766 Seminole Blvd.
Largo, FL 33778
TELEPHONE: (727)-581-4288

DATE: _____

UNIT NUMBER: _____

**I HERBY ACKNOWLEDGE THAT I/WE HAVE RECEIVED A COPY OF THE RULES
AND REGULATIONS AND/ OR PROSPECTUS.**

SIGNATURE OF RESIDENT: _____

SIGNATURE OF RESIDENT: _____

SIGNATURE OF MANAGEMENT: _____
(MANAGER OR DIRECTOR)

I, (Print) _____, of Unit # _____ elect to
receive all correspondence and legal notices from Oasis Home Owners, Inc. by electronic
transmission at the following email address:

Signature _____ Date _____

RETURN TO OASIS BY MAIL OR IN PERSON
Cut along dotted lines to separate your options above & below.

OASIS HOME OWNERS INC
EMERGENCY CONTACT INFORMATION

UNIT _____

Please complete the form below by **PRINTING** the required information, **sign & date** and put the completed form in the office mail slot.

HOMEOWNERS/TENANTS NAME _____

Resident Address _____ **Unit** _____

Mailing Address (if different) _____

Home Telephone Number _____

Work Telephone Number _____ **Cell Phone** _____

Email _____

NEAREST CONTACT IN CASE OF EMERGENCY: DOES OFFICE HAVE A KEY? Neighbor with a key?

Name _____ **Phone** _____

Mailing Address _____ **Unit** _____

NEAREST FAMILY MEMBER (in case of emergency)

Name _____ **Phone** _____

Mailing Address _____

Number of Person(s) occupying unit

Adults(s) _____

Male _____ **Female** _____

Number of Pets (and type)

Dogs _____ **Cats** _____

Vehicle(s) Make/Yr- Model /Color/ Tag Number

OWNERS/TENANT SIGNATURE

DATE

Updated

1/8/2020

Oasis Home Owner's Inc
12766 Seminole Blvd
Largo, FL 33778

RESIDENT CHECK IN/OUT FORM

Name(s): _____ Lot : _____

PLEASE CIRCLE ONE IN OR OUT

_____/_____/_____

Away Address _____

City _____ State/Province _____

Zip Code _____

Local Phone # _____

Cell Phone# _____

Away Phone# _____

Email Address: _____

Is someone looking after your home/lot? _____ Yes _____ No

Who? _____

Did you shut-off water main? _____ Yes _____ No

Did you secure/put away exterior furniture and
belongings _____ Yes _____ No

Resident Signature: _____

Oasis Home Owner's Inc.
12766 Seminole Boulevard
Largo FL 33778-2256
(727) 581-4288

Answers to Frequently Asked Questions

Oasis Mobile Home Park is a 55 plus Resident Owned Community owned by Oasis Home Owners Inc. and is formed as a "for profit corporation".

Oasis Home Owner's Inc. is owned by the Shareholders of Oasis Mobile Home Park. When you purchase a home in the park you become a "Shareholder". (Meaning you own a part of the whole) You do own the mobile home, attachments and the driveway. You have the exclusive use of your lot, but do not own it as real estate. You own a share of the whole park.

The value of the share is now set at nineteen thousand dollars (\$19,000).

All prospective residents of Oasis Mobile Home Park must submit to and pay for the cost of a criminal and credit background check and be approved by the Board of Directors.

Each Shareholder may own only one (1) unit.

Each Shareholder is responsible for a monthly maintenance fee. The present time the fee includes water, sewer, trash and lawn services. It also covers your share of the operational cost of the park. The monthly maintenance fee is currently set at ninety-five dollars (\$95.00). The Board of Directors sets the amount of the maintenance fee and may enact assessments at its sole discretion.

At least one shareholder must be fifty-five (55) years of age and any second person wishing to reside must be at least forty (40) years of age unless approved by the Board of Directors. Maximum of 2 people may live in a unit. All persons living in the unit must complete a background check and be approved by the Board of Directors

No guest stay may exceed fifteen (15) consecutive days within the thirty (30) days per year allowed without express written consent of the Board of Directors. No person under the age of eighteen (18) is allowed to stay in the unit for more than the thirty (30) days per year allowed.

No guest may occupy the unit unless one or more of the shareholders are then in occupancy unless approved by the Board of Directors.

A mobile home must be owned for at least one year before it is eligible to be rented out. The year starts on the date the occupancy agreement is signed. A mobile home may be rented for no more than six (6) months in any twelve (12) month period.

The business and affairs of Oasis HOA are directed by a seven (7) member Board of Directors that has been elected by the shareholders. Each year at least two (2) seats on the board become "open". As a shareholder you would have one vote for each open seat and you would be eligible to run as a candidate for the Board of Directors. Likewise, each share may be represented by one vote on all issues pertaining to any shareholder meeting.

The Board of Directors employs a property management company to manage the business and affairs of Oasis Home Owners' Inc. And it serves at the direction of the Board. The current management company is: Ameritech Community Management, 24701 US Highway 19N. Suite 102 Clearwater, FL, 33763. Their phone number is 727-726-8000.

The present amenities of the park include a Club House, Laundry, Shuffleboard Courts, A Horseshoe Pit and maintenance garage with a golf cart for use by shareholders within the park.

In addition, the park owns eleven (11) cottages that are identified as rentals. These rentals are directly responsible for keeping our maintenance fees the most competitive of any similar park in the bay area.

Motorcycles, scooters, boats and two-wheel trailers are allowed under very specific conditions. (See No. 11 and 12 of the rules and Regulations)

Dogs are only allowed if proper documentation is submitted qualifying it as a "service" or "comfort" animal and the forms are signed by a doctor. Two indoor cats are allowed per unit. (All pets must be on no more than a 6ft leash, when outside the unit.

NOTE: the statements contained herein are only summary in nature. A prospective purchaser should refer to all references, exhibits hereto, the sale contract, and the cooperative documents.

This information can be found on the website: www.oasishoa.org