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Sale of Trailer Information Booklet

Includes:

Sale of Trailer Guidelines

Marketing/Sale of Trailer Contract

Trailer for Sale Information

Offer to Purchase Information

Helpful Tips

*This booklet outlines the criteria in which you may sell your trailer on
Green Acre Park property.
Any further questions may be directed to Bruce Martin.*

Sale of Trailer Guidelines...

- Green Acre Park Sale of Trailer fee **on site** is as indicated on your contract plus HST.
- If trailer is sold before the end of the contract, site fees will be refunded using the closing date or sale date of the trailer, less the initial October non-refundable deposit/payment.
- Security Deposits are refunded to the seller **within 30 days of sale closing date**. Paid site fees will be refunded according to the closing date and the buyer invoiced for the balance of the season. Please see the Seasonal Rate page for details regarding the refundable portion.
- As per rule under "FOR SALE" in the information booklet, **NO "FOR SALE" SIGNS OR POSTERS ARE TO BE POSTED IN OR ABOUT YOUR TRAILER AT ANY TIME**. This includes any directional signs to the park, outside park property as well as inside. Encourage your potential buyers to make an appointment with you to see your trailer.
- **All** trailers sold on the property of Green Acre Park are subject to terms under "SALE OF TRAILER" agreement.
- Park models, motorhomes and travel trailers should be advertised as such and not as mobile homes (a mobile home is larger than 12' x 48' before any additions). Green Acre Park is considered a campground/trailer park and not a residential park. Therefore, an advertisement placed to sell the trailer must be under the heading of: **camp/travel trailers, or Park Models or Recreational Vehicles**. It should NOT be listed under Mobile Home/Courts. These ad columns are commonly found in with other residential listings which may suggest the trailer is a residential unit. Although one can use a trailer for a maximum of ten months of the year, it may not be used as a full-time residence. Zoning by-laws do not permit full-time residency in a campground. Green Acre Park is zoned recreationally as a campground. Please refer to the "Campsite Contract" for details
- Park Models should not be misrepresented as homes, condominiums, cottages or any other description. A park model trailer, according to manufacturer's building code CSA Standard Z24, consists of a trailer with square footage not exceeding 540 (not including manufactured additions or sunrooms). Any travel trailer (trailer will be registered with the Ministry of Transportation - same as a car) with a tip-out is often referred to as a park model as well. A park model is a recreational vehicle.
- If you are having someone represent your trailer, these guidelines and the sale of trailer agreement still apply. All Sales Agents must contact the management of Green Acre Park. No "OPEN HOUSE" days - trailer viewing must be by appointment only or if a key is left in the office, viewing through the office to avoid unnecessary traffic. Sale of Trailer fee still applies.
- Trailer Information is updated on our website and the office paperwork every week. Please forward trailer information and digital photos to info@greenacrepark.com (as attachments)
- All necessary changes/improvements noted on the most recent **Trailer Site Reviews** must be completed prior to the sale of a trailer on a site at Green Acre Park.

IF THESE GUIDELINES ARE NOT FOLLOWED, THE PRIVILEGE OF SELLING YOUR TRAILER ON THE PROPERTY OF GREEN ACRE PARK WILL BE REVOKED.

HELPFUL TIPS

- *Investigate prices of other trailers with similar specifications.*
- *Keep in mind that all trailers depreciate. The type of trailer, the manufacturer and the level of maintenance are all factors in the level of depreciation.*
- *Is your trailer in good working order? Be prepared to discount the price of the trailer if any basic functions are faulty e.g. furnace, air conditioning, leaky roof, water heater, etc.*
- *The more specialized you have made your trailer (e.g. extra decks, sunrooms, furnishings) usually the harder it is to sell since not everyone may have wanted to invest in such extras. These extras often prohibit the ease of moving the trailer e.g. upgrading the trailer.*
- *Ensure the outer appearance of your trailer is neat and presentable. Remember what people say about first impressions.*
- *Remove personal belongings that are not necessary in day-to-day use. 'Simplicity often sells'.*
- *Clean the inside of the trailer thoroughly.*

*There are always people looking for a trailer, especially in early Spring.
Please contact Bruce at the office for further information.*

Offer to Purchase -Buyer/Seller

THIS FORM MAY BE USED AS A TEMPLATE UPON THE COMPLETION OF THE SALE OF YOUR TRAILER.

<u>OFFER TO PURCHASE & SALE OF TRAILER RECEIPT EXAMPLE</u>	
<u>Buyer's Name:</u>	
<u>Seller's Name:</u>	
<u>Description of Trailer/RV:</u>	
<u>Sale Date & Closing Date:</u>	
<u>Serial Number:</u>	
<u>Contents:</u>	
<u>Special Considerations:</u>	
<u>Selling Price:</u>	
<u>Buyer's Signature:</u>	
<u>Seller's Signature:</u>	

GREEN ACRE PARK

<i>Trailer For Sale Listing Information (updated weekly) Please list all information that pertains to your trailer</i>	
Campsite/Lot No.	
Asking Price	
Seller's Name(s)	
Preferred Contact Info: Phone/email/text	
Key in Office, Staff can show briefly	Y or N
View by Seller appointment only	Y or N
Year & Make & Model	
Trailer Serial No.	
Trailer Size (length & width)	
Addition Size (length & width)	
Porch or Veranda (size)	
Deck 1 Size & Location	
Deck 2 Size & Location	
Shed (size)	
Satellite Dish	<i>Please Circle: Y or N</i>
Air Conditioning	<i>Please Circle: Y or N</i>
Appliances included: <i>Please Circle</i>	Fridge Stove Dishwasher Washer Dryer Microwave
Furnishings included	
Roll out awning	<i>Please Circle: Y or N</i>
Driveway	Please Circle: Paved or Gravel
Other information	
Trailer Floor Plan attached (drawing of trailer dimensions)	
Pictures of trailer – up to 4 photos by email to info@greenacrepark.com	