



Permission to Sell Trailer at Jones Pond

Selling Your Trailer. Selling your trailer on Jones Pond property is only permitted with pre-approval from management. To obtain permission, you must complete and submit an application to sell your trailer, which can be obtained at JonesPond.com under seasonal resources. Do not list your trailer for sale until approved. There are a variety of factors that are considered when granting permission to sell at Jones Pond. They include (but are not limited to) age and condition of your trailer, the reason for your sale, your continued attendance at Jones Pond, and asking price. An inspection of your site and/or trailer will be required. Lots cannot be included in sale prices. To avoid confusion, refrain from using terminology such as “site for sale” or “lot for sale.” The property and lots are owned by Second Home, LLC and will be made available at the discretion management. Seasonals may not negotiate, guarantee, or pass lot rental rights. The right to rent any and all lots is at the discretion of management. The campground reserves the right to ask that any trailer for sale be removed from campground property to be sold off-site.

Fee: The fee to sell your trailer on Jones Pond property is 5% of the total sale price. This is payable to Jones Pond before a deal can be finalized. Campers reserve the right to remove their trailers from Jones Pond property for sale off-site.

Marketing Your Trailer at Jones Pond: Trailers approved for sale on Jones Pond property will be listed in our “trailers for sale” section of our website. Jones Pond management will actively promote and market your trailer to all prospective purchasers and will show your trailer to prospective purchasers with your permission. When an approved buyer is prepared to make an offer, those negotiations will be between the buyer and seller. Jones Pond management does not get involved in trailer sale negotiations.

Abandoned Trailers. Jones Pond does not allow abandoned trailers and/or site contents to be sold on park property. If your circumstances have changed and you are not able to make it to Jones Pond on a regular basis, then permission to sell your trailer on site will be denied. Furthermore, if your trailer is taken off-site for sale, we will allow you a period of 15 days to sell site items such as decks, sheds, etc., provided seasonal fees are still paid. After that time, you will be required to remove all items from your site. If items are not removed by this time, Jones Pond will deem them abandoned property and dispose of them as they deem appropriate, charging any incurred costs to you.

Instructions:

1. Complete this form in detail. Be sure to provide detailed information.
2. Once complete, contact the office and arrange a meeting with campground management to review the form (don't just drop it off in the office).
3. After our meeting if things are in good order a trailer and site inspection will be conducted by Bryan and/or Matt.
4. Permission to sell your trailer will then be approved or denied.

Seasonal Name: _____ Site #: _____

Trailer Make/Model/Year: _____

State the reason you are selling your trailer:

Please indicate whether or not the following features of your trailer are in good working order:

All Plumbing Including Toilet: Yes _____ No _____

Leak-Free Roof Yes _____ No _____

Black Water Holding Tank: Yes _____ No _____

Grey Water Holding Tank in working order: Yes _____ No _____

Grey Water Flows Out Black Water Connection: Yes _____ No _____

Clear & Easy Access to Black Water: Yes _____ No _____

All Electrical: Yes _____ No _____

Please provide any additional comments on above:

Please indicate the status of your trailer & site:

Is your site free of debris either on your site, visible or not visible, including under or behind your trailer: Yes _____ No _____

Does your site have a working grey water dry well? Yes _____ No _____

Is your deck, shed or any other feature on your site in good condition? Yes _____ No _____

Has your trailer been washed within the past season or two? Yes _____ No _____

Asking Price of Trailer: _____

In addition to the trailer, does the above price include anything else in the sale and if so, state items:

The seller acknowledges that a 5% commission (5% of the entire sale price) is payable to Jones Pond prior to finalizing any transfer of ownership or approval.

The seller acknowledges that seasonal fees cannot be included in the sale of your trailer. **The buyer will be required to pay the pro-rated seasonal fee based on the closing date of the sale.**

The seller acknowledges that no for sale signs can be posted on sites or on trailers. Posters are permitted on community bulletin boards.

Seasonal Signature: _____

Date: _____

Management reserves the right to revoke permission to sell your trailer on site at any time without notice.

APPROVED

Once approved your trailer will be listed on the Jones Pond website. Seller is also permitted to place posters on community bulletin boards in the park.

DENIED

If denied, the trailer must be removed from the property for off-site sale. In addition, the site must be cleaned up and all personal items removed.

Permission to Sell On Site: approved _____ denied _____

Jones Pond Management Date