

Letter to Applicants
Homestead Acres Cooperative, Inc.
A Resident Owned and Operated Community

Thank you for interest in our community. We hope you consider joining us as resident owners. We strive to maintain a positive and well-kept community.

About the Community

- ✓ This is a people-oriented community, we help each other
- ✓ Conveniently located for natural beauty and employment
- ✓ Clean and well maintained
- ✓ Strong sense of community
- ✓ Members (you) create and live by the Community Rules. Please read them before you join.
- ✓ We have many amenities and services for members, including use of the community center. Ask us about them!

About the Application Process

- ✓ Complete the Application.
- ✓ Return it fully completed with all of the requested documentation, including:
 1. **Application for Membership**
 2. **Consumer Authorization and Release Form**, completed by all applicants.
 3. A **copy of photo identification** for each applicant.
 4. **Community Rules/Bylaws/Occupancy Agreement** Acknowledgment Form
 5. **Proof of income**, including the previous three month's pay-stubs and the first two pages of the previous year's Federal Income Tax Returns (if filed), proof of Social Security and/or SSD income, annuities and/or proof of any other sources of income.
 6. **Electrical Bill Disclosure Agreement**

Please note that incomplete applications will be returned to the Applicant, along with a Notice of Adverse Action.

- ✓ Attend an interview with the Membership Committee.
- ✓ Await approval by the Association's Board of Directors.
- ✓ Complete applications will be processed within ten (10) calendar days of receipt of a COMPLETE application packet. Applicants are notified of their acceptance or denial in writing.

After you are approved, before you may move in

- ✓ Pay your \$100.00 Membership Fee (this one-time fee is fully refundable when you sell your home, less any outstanding fees owed to the Association).
- ✓ Execute the Occupancy Agreement, with all household members listed.
- ✓ Pay your first monthly lot rent of \$385

After you move in

- ✓ Learn how the Association works; attend a board meeting.
- ✓ Sign up to participate on a committee.
- ✓ Get to know your neighbors- you are now part of the community!

If you have questions, please call 802-782-4123 for Dan or 802-370-0303 for Henry