

Gretna Springs Community
5 Maple Avenue
Manheim, PA 17545

Gretna Springs Adult Community Lot Rent Information

*Home with a shed: \$410.00 per month

*Home with a garage: \$420.00 per month

All lot rent is due on the first of the month.

What is Provided within the Community;

*Central water

*Central sewage

*Weekly garbage and recycle pickup

*Road maintenance (including snow removal)

*Social and recreational center

*Underground utilities

* Spacious woodland sites

*Quality HUD approved homes

*Complete turnkey mailbox policy

*Adult living in the finest of communities

*Pride of ownership of your home



GRETNA SPRINGS RESALE CHECKLIST

We know selling a home can be a big stressor and there are a lot of things that are required to be in place before your home is sold. We want to make it as easy as possible for you, the seller and for your realtor. Below is what we require for resale at Gretna Spring Adult Community.

REQUIREMENTS FOR THE SELLER AND/OR REALTOR

- ☐ There is to be no signage in the front yard. You can hang the for sale sign off of the front porch or post.
- ☐ Allow all potential buyers to see the most up-to-date rules and guidelines booklet for the community.
- ☐ Make sure all potential buyers are aware of current monthly lot rents.
- ☐ Let all potential buyers know that we do require an application (free) for each individual that will be sent via email.
- ☐ We also require a screening process that is required for each individual at their cost (\$55 per screening) that will be sent via email.
- ☐ Open houses are allowed in the community.

QUICK OVERVIEW OF LOT RENT AND RULES FOR COMMUNITY

- ☐ Gretna Springs is a 55+ community.
- ☐ Residents are allowed to own 2 pets MAX.
- ☐ Pets must be on a leash at all times.
- ☐ One child at least 20 years old is allowed to live in the home with their parents.
- ☐ Your yard and driveway is your responsibility and expected to be well maintained.
- ☐ Lawn ornaments are prohibited in the front and side yards.
- ☐ Lot rent must be paid on the 1st of the month.
- ☐ Lot rent includes your water, sewer, garbage, and recycling pick up.

WE NEED TO BE INVOLVED

- ☐ We, the owners of the community need to be involved so please let us know when the home is up for sale.
- ☐ We have many people call the office asking for information and sometime just want to know the homes price so please share that with us.
- ☐ We need the realtor information in order to send interested parties your way.
- ☐ If the home is being sold privately, we require that you please inform us of that.
- ☐ Finally, if you or your realtor have any questions feel free to reach out to us.

Telco office: 717-272-1313 Telco email: telcohomesales@outlook.com