

# FAQs, Reservation Policy, & Pad Rental Pricing

## Frequently Asked Questions

Thank you for your interest in Freeport's newest and best Resort-Style Active 55+ Community, Riverwalk Landing! We are so happy you are here! Following are some Frequently Asked Questions to help get you started on your new adventure:

### **How many home pads are in the community?**

Phase 1 = 100 pads (Spring 2023)

### **When will the park be ready for occupancy?**

April 2023. All phase 1 amenities are slated for completion January 2024.

### **Are there HOA fees?**

There are no HOA fees. Your pad rental fee includes the use of all amenities in the park (swimming pool, clubhouse, pickle ball courts, tiki hut and nature trail).

### **How much are the pad rental fees?**

See last page.

### **Park models/Cottages?**

Park models/cottages will be short-term rentals. There is a two-night minimum rental requirement, and these occupants will be able to use the amenities within the park.

### **Size of home pads?**

There are various size pad sites available. (See Site Map Available in the Community Documents section of our website, [www.RiverwalkLandingFL.com/about](http://www.RiverwalkLandingFL.com/about)). The vast majority of the pad sites are for front end loaded units to keep the beach/cottage look.

### **Carports/Garages?**

Tenants may add a carport or garage adjacent to and connected their home; so long as, the carport or garage does not extend more than 10 feet from the side of the home and it is located behind a line extending from the front of the actual mobile home (not the porch). All carports and garages must be approved by the Management Company.

**RV rental pads?**

24 RV rental pads are to be located outside of Phase 1; and the occupants will be able to use the amenities located in Phase 1.

**Yard sizes/fences/driveways**

10-foot-wide driveways, which have double-stacked parking, running along the side of the mobile home. Yards will extend 5 more feet from the driveway and 5 feet on the other side of the mobile home for the side "Yard lines". Front yard lines will be 10 feet from the back of the sidewalk to the front porch and rear yard lines will be 10-15 feet behind the mobile homes depending on the lot location. Uniform black aluminum 4-foot-high picket style fencing will be allowed along the perimeter yard lines. All fencing must be approved by the Management Company prior to installation.

**Porch Models?**

All homes must be new with porches. (If the home has a "bay window in front, then the porch must cover the other half of the front of the home.) The color of the homes must be approved by the Management Company. The Management Company reserves the right to accept side loaded mobile homes on a limited number of spaces within the park.

**Approved Dealers**

Riverwalk Landing is proud to partner with the following manufactured home providers:

**Regional Homes**

[www.titanhomes.com/panama-city](http://www.titanhomes.com/panama-city)  
Panama City, FL  
Hayden Canter, General Manager  
(850)-769-5556

**Affordable Homes Defuniak**

[www.affordablehomesdefuniak.com](http://www.affordablehomesdefuniak.com)  
Defuniak Springs, FL  
Raegan Bracewell, Home Specialist  
[reagen@affordablehomesdefuniak.com](mailto:reagen@affordablehomesdefuniak.com)  
(850)-520-5082

**Palm Harbor Homes**

www.palmharbor.com  
Kevin Law, New Business Development Manager  
klaw@palmharbor.com  
(863) 738-7389

**Jacobsen Homes**

www.jachomes.com  
Tyler Elder, Sales Representative  
tyler@jachomes.com  
(727)-238-1423

## Reservation Policy

A non-refundable deposit of \$100 is required to reserve a pad for 30 days. During the initial 30-day period, the Management Company shall perform a credit/background check at a charge of \$50 application fee per applicant. At the time you execute the Reservation Agreement, you will be given the Prospectus to review. If you pass the background/credit check, and you decide to extend the reservation period, then you can reserve your space for up to 3 months, by (1) depositing an additional \$1,000, at which time the entire deposit shall become non-refundable. At the end of the extended reservation period, you will be required to enter into a lease with Freeport Residential, LLC, the Park Owner, and begin making monthly payments, or you may terminate the lease and forfeit your deposit. If you elect to enter into a lease, your deposit shall remain with the Park Owner, and it shall be applied to any applicable security deposits and initial rental payments.

Please feel free to contact our office at 850-390-4283 if you have any questions that are not answered in this FAQ document, or you would like to schedule a visit to the site. We look forward to taking this new adventure with you!

## Pad Rental Prices

**RIVERWALK LANDING - FREEPORT, FLORIDA**

<b><u>Lots Available</u></b>	<b><u>Section</u></b>	<b><u>Monthly Pad Rent</u></b>
15	Preserve (Pads 5-8 & 10-19) (Pad 9)	\$600.00  \$700.00
33	Highlands (Pads 20-24) (Pads 74-81) (Pads 82-101)	\$600.00 \$500.00 \$550.00
4	Lakeside	\$550.00
49	Central Park (Pads 35-73) (Pads 25-34)	 \$550.00 \$600.00

\*Pad rental prices are subject to change.