



**White Wing Estates**  
El Campo, TX 77437

979-541-7248

## **Dealer Requirements**

Pre-Manufactured home dealers that want to sell homes in this development will be required to provide the following:

- Set homes, including the poured in place concrete runners to set home. Make the water connection via PEX water line with ball valve at home from water meter. Skirt home as per spec in the minimum home requirements and add decks and patios per the minimum home standards
- Dealers must set a minimum of 3 homes at the start of the dealer's term for sales, one of which may be used by them as a sales office.
- All Homes must meet the minimum home standards for the community.
- Dealers must at all times keep a minimum of 2 homes for sale.
- Dealer will be responsible for water and electric while home is setup on site.
- Dealers will be responsible for watering the grass and trees for their respective homes.
- Dealers will be required to add signage to the front of the Property to advertise the homes.
- Dealers will be required to replace sold homes with new homes within 4 weeks of the sale.
- Dealers will get free lot rent for the first 120 days to sell the home, after 120 days to 180 days, Lot rent will be \$100 for the months between 4 and 6<sup>th</sup> month, after 180 days, full lot rent will be charged.
- Dealers are required to send prospective pre-approved buyers to community management for background checks and community approval prior to making a sale in the community.
- Dealers are to show the prospective buyers the community rules and regulations, sample copy of the lease agreement and all addenda.

ALL Dealers and their SUBCONTRACTORS: Certificates of Insurance must be provided as follows: General Liability - With limits of not less than: \$1,000,000 Per Occurrence / \$2,000,000 General Aggregate Automobile Liability - With limits of not less than: \$1,000,000 Combined Single Limit Worker's Compensation- Providing benefits as per local applicable Worker's Compensation Law. Subcontractor must provide Waivers of Subrogation in favor of J4 Real Estate, LLC on General Liability, Automobile Liability and Worker's Compensation, Subcontractor must also name J4 Real Estate, LLC as Additional Insured on General Liability and Automobile Liability and alternate employer on the Worker's Compensation. Subcontractor must also provide a 30-day cancellation notice on General Liability, Automobile Liability, and Worker's Compensation.



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- The developer will provide lots ready to set homes, with needed utilities installed, provide lawn care, and provide a quick tenant check to expedite the home sales process. Once home is sold, the dealer will transfer the utilities to the homeowner. The developer will provide the approved amenities for the community which include a sidewalk to the park, playground, a ½ basketball court, a pavilion and a dog park.

We are excited to be able to partner up on the sales of these homes. We look forward to getting you setup and ready to be able to sell here in this community.

Cuatro Strack

J4 Real Estate, LLC

Developer/Owner

979-541-7248

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