

Ranch Mobile, Inc.
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Web Site: www.ranchmobilepark.org

INFORMATION ABOUT RANCH MOBILE

Ranch Mobile is a resident owned mobile home park comprised of 488 homes for seniors age 55+. We are located in Pinellas County, City of Largo and conveniently located near varied shopping areas/malls, restaurants, theaters, churches and easy beach access.

The prices of the homes on the sales list included the home and the remainder of the ninety-nine (99) year Land Lease. The current Lease expires in 2056. This is real property, we are not a “Share” park, therefore, each home owner will have a property tax bill based on the county’s appraisal of the home and lot. Permanent Florida residents may file for a “Homestead Exemption” which greatly reduces their tax assessment.

Daily operation and financial decisions are handled by a Board of Governors. These men and women are residents of the park and are voted into office. They volunteer their time and are dedicated to making Ranch Mobile run as smoothly as possible.

Ranch Mobile operates on a monthly maintenance fee, paid by Lessees. The current monthly maintenance fee is one hundred sixty-three dollars (\$163.00) per lot. There are a few multiple lots and their maintenance is based accordingly. The maintenance fee pays for your water, sewer, lawn mowing service, trash pickup twice a week, use of the heated pool, putting green, and all of the common areas.

There is no end to the activities in the park. We have shuffleboard, fun dances, card games, corn hole, special dinners, and pancake breakfasts. Along with our large clubhouse, there are two smaller buildings where activities take place. There are billiard tables in Flamingo Hall, and everything from hobby club activities to euchre and poker take place in Heron Hall.

NO RENTING of mobile homes is allowed in Ranch Mobile. You may have guests stay at your home in your absence, however, you must send the office an **Application for Non-Lessee Occupancy** along with a copy of your guest’s photo ID, prior to their arrival. Guests are limited to a thirty (30) day stay within a 365-day period. Forms may be found on the park web site.

The PET SECTION of the park is located in the 300 & 400 blocks of Lake Rd. and Heron Rd.

~ IMPORTANT~

ALL HOMES ARE SOLD IN "AS IS" CONDITION!

THE SELLER MUST HAVE THE HOME INSPECTED FOR TERMITES BY A LICENSED PEST CONTROL COMPANY AND SHALL FURNISH THE RANCH MOBILE OFFICE THE INSPECTION REPORT. IF INFESTATION IS FOUND, THE SELLER SHALL HIRE A LICENSED PEST CONTROL COMPANY, AND WILL PAY FOR THE TREATMENT OF THE TERMITES.

Purchase deposits will only be refunded upon non-acceptance of the Applicant by the Board of Governors.

Sellers will be assessed a \$300.00 administrative fee at closing and Buyers will be assessed a \$200.00 administrative fee at closing.

These amounts will be figured into the closing costs, along with the prorated property taxes.

Pinellas County sends out Property Tax Bills the first week of November for that current year.