

Rent Reset:

(optional) How might this ability to raise rent impact your home's value or your ability to sell it? Please explain.

People are already having a hard time selling their homes. Prospective buyers can not see paying it. It discourages sales altogether.

I think mobile homes could become as difficult to purchase as stick homes. I have already heard how the amount of a house payment, plus space rent, have resulted in some potential buyers being unable to purchase.

It could greatly reduce the attraction for seniors to purchase their home, taking what is/was an affordable housing solution and turning it into a financial trap.

Eventually your home is un-sellable and you are held captive or lose money as you contemplate leaving.

Home value plus rent requires more income than low income people receive. If person needs a mortgage to purchase home plus paying high rent will be more than those buying homes. Most people would buy home for what they pay in mortgage plus land rent but do not qualify as they are on fixed income from Social Security only income.

The word is already out about the high rents here at our park. I'm by the time I decide to sell or my children sell this home. It could be a real deterrent for them to be able to get a decent price.

For new tenants the lot rent increases are about \$100 to \$150. Again seniors on a fixed income can only afford so much.

In our park you have to make 4x the space rent. That's a real concern for resell when the space rent is the highest in the state

It will definitely take longer to sell and I won't make much in profit.

The rent reset for new residents in the mobile home park I live in are several hundred dollars more than what current residents pay. There is no incentive to buy and a loophole to stay.

Buyers will not purchase knowing rents are continuing to hike.

I have a 1983 home. Whoever buys it will not have a ton of money. If the space rent is \$1200.00 per month how will they afford it?

No one wants to pay \$1200 per month space rent

It's making it very difficult to sell

It would certainly make our home harder to sell. If the rent is extreme, it would effect the value.

Buyers are not going to want to buy a house with rent going up every year, especially at the high end of the spectrum.

I will not be able to sell my home easily if at all and the value is greatly decreased. The housing is no longer affordable to over 55 tenants

Can't sell my house because people find the lot rent high at this community park

Old people want to get what they pay for. When rent is raised and no repairs are made a space is less valuable

If the rent keeps going up and up it might impact the sale of your home. You have some parks that have been sold example lately a couple of them. I've been people from California buying homes in Oregon and one particular park. The rent was less than 500 a month anybody that moves in now the new brand starts at \$700 a month, I've had some people tell me they wouldn't buy in there cause the rent is so high and they bought in this park because the rents cheaper but if they keep raising the rent 10% every year, they may have to sell and go elsewhere and it's getting harder and harder to find a place where the rent is not gonna be so high it's getting to be not affordable And they also say, isn't it supposed to be affordable? Isn't this mobile home living is supposed to be?

I believe it has damaged my ability to sell as evidenced by the 32 "available" mobile homes within this 243 space park, most of which have been on the market over six months, many of which were abandoned by children of deceased parents, handed over to Cal Am who slaps a for sale on it.

This will greatly impact my ability to sell my home thus ruining my investment in my own independence as an American, limiting my pursuit of health and happiness

It could because you are essentially paying about the same as an apartment and not a full home just a small one and that's not including repairs.

I won't be able to sell my home rent too high for home owner.

Reduces number of possible buyers

Compared to the rent that we were charged when we moved in and what is being charged today, irrespective of the capital costs of maintenance, makes it a difficult decision for new home owners to be assured that they are receiving good value for what they are purchasing and their livability going forward.

Most people can't afford over 555 a month plus electricity and all other bills

Makes it hard to sell

Common sense is going to say it will have an impact

I'll have to sell it for less, possibly then I paid for it, which wasn't very much. Almost couldn't give the house away at this point. Plus affects my ability to save to sell and move, when the time comes

It makes it less saleable and also depresses the home price

They sit with for sale sign and price goes down

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People will not want to pay the space rent as it's high

Negatively

The ease and price I can sell my mobile home for will be negatively impacted if there will be increased reoccurring lot rent cost. What I pay now that is grandfathered in is affordable. What they charge for new tenants definitely makes it less so.

Limit number of potential buyers

Space rent is in addition to a mortgage and other bills. While there is an expectation of some periodic increases, having this rent increase more than 4x the cost of living increases for social security is a hardship.

Takes much longer to sell.

People are no longer interested in living at the park with the increases in fees and rent.

Paying 87% of my income for monthly lease of of a mobile home park lot is unsustainable for senior on a fixed SSI income

Can't sell it because no one wants to pay that much and get nothing in return, so I'm stuck

This area has many low income earner jobs and fixed incomes. If rents get too high they will have nowhere to live and the town needs affordable homes for all incomes. If the minimum wage earners have nowhere to live, business's will close and eventually so will the town. My park increases rent to market value when a house comes for sale, resale inspections are done to bring home and space up to park standards and code if necessary. The buyer, seller or combination thereof can do the work. Top rents are \$560. If someone could afford the home value but not the rent on top, a seller might be forced to lower their actual value and take less in order to sell. A rent increase from seller to buyer as expected, it's not exorbitant and doesn't cause issue but I answered yes because it is increased when put up for sale.

I had a contract with someone who wanted to do work on the home. Someone who could afford to fix it up and because cal am told tjem it would be almost an extra 600.00 on top of space rent they backed out of tje deal.

If you have a mortgage plus rent almost impossible to live here comfortably

Rent is already higher than any other park and buyers are reluctant to buy if they need to finance a home also.

I answered no to my experience because I have not yet listed my home for sale. I answered yes next question because it's a community and people share their knowledge and experience. I answered not applicable because I have no firsthand knowledge. What makes sense is that any prospective buyer needs clear and transparent knowledge of what their incoming rent will be, for how long, and what the rent raise will be. Ten percent is prohibitive given that manufactured home purchase is an investment far and away above apartment rental. Manufactured home ownership also includes commitment to lot and home upkeep. These responsibilities are different from apartment rental.

The buyer is scared off with having a mortgage to buy normally being in the \$800-1000 range and then having space rent of \$1187, water of \$80-100, sewer of \$74, and garbage of \$35, per month along with electric/gas of around \$130-180 per month. \$2380 on the average end, with the ever increasing costs the park owners raise every year, along with rising service costs, electricity, gas, etc.

Unsure

Makes lot rent to expensive.

When we sold our manufactured home in San George Estates the rent for the new owner went from what we paid to \$595/month. We were fortunate that the new owner could afford the increase.

Nobody wants to buy a home here because of the high lot rents.

I do t know because at my age I'm not thinking off selling.

I live in a 55 and over park. Most of us are on fixed incomes so no one's going to want to pay more and more as they get older and have less and less to live on.

Nice homes @ Twin Cedars have been on the market for 2 years before selling. The new "reset" rate is \$1,280. Not affordable! People can't sell their homes and if so they are not getting fair market value.

I may not be able to sell when I need to, I have a home built in the 1970s so it is not very desirable even without outrageous rent being charged to new buyer

make it much harder to sell plus they now require new buyer to replace skirting - upwards of \$4000.

If we consider selling no one wil want to buy, we are stuck. We are not like apartments where we can just move out, we have to sell our home first and if the rent is high on the space, we will not be able to do that

My house needs work and nobody can afford 1200 a month for older homes

Dont know,

To high of rent now. When my husband and I were looking to buy a place we had a hard time finding a place that was for sale we bought this place in January 2017 now the park where I live in now there's all kinds of manufactured homes for sale there not selling fast because of high rent prices.

The rent is already too high as it is.

Potential buyer's may love the house, but are turned off by the lot rent.

Things are extremely unpredictable around here.

I won't be able to sell my home.

The price is too high

won't be able to sell at a price I would like to get due to high cost of park rent. Not many people can afford to pay cash for home so they can afford the space rent, or able to handle the two payments

I have been informed by a real estate agent that my home value is less due to high rents at my arena. I have also been informed I need to sell within the next year or too, otherwise I could loose more value or have difficulty finding a buyer!

I don't know how much they change lease payments on new contracts

My home is older and the higher rents are not in line with the value of my home.

Many homes in my park have not sold because of the new rent reset. Some have been on the market for nearly 2 years.

If a potential buyer is unable to pay cash and has to get a mortgage, the additional amount in space rent is a big factor with the increase. Many time puts most buyers in a financial bind.

Our rents are modest compared with other parks in our city, bit if this keeps up it might well affect value before too many years.

Most of the homes in the park are older homes and under 100.000\$ yet no one is buying because the rent space for new tenants has been set at \$ 1,170. No one wants to pay that kind of money for space rent on a home they own. My home is a 1989 double wide 2 bed, 2 bath. W/D hookup. Two decks front and back. I have almost completely remodeled the inside. When it's time for me to move on because I can no longer afford to stay, I hope I can sale for what I want. I have no place else to go, unless I get what I want from a sale.

Unable to sell. Some have been on the market for 2 years.

not selling at this point

My house is devalued by \$100. Each time the move in lot fee increases. Prospective buyers can't afford the new rent.

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Houses are sitting here, some of them for well over year, and cannot be sold because the rents are asinine. The owners keep lowering and lowering their selling prices and still they don't get sold. Plus, people have to make 3x the rent to qualify to live here...NOT including any money in savings..It has to be a monthly income to qualify.

People look for lower cost housing and it now seems like I pay what I xoyld but my own property and house.

Not understanding your question

Buyers compare not just the cost of the home, but the cost of the rent compared to other moorages when considering buying. This is a low value moorage, yet the rents are becoming as high as more upscale moorages.

Prospective buyers cannot afford high space rent and mortgage on home.

It will effect it if theres an issue with income.

Higher rent is has a major impact on a sale, could require reduced sale price

Someone was going to pay me a.good price for my home, until he heard how much his rent would increase. At that time there would have been only an increase of a few hundred dollars..

But now the increase will be about twice again as much as it would have been for the prospective buyer back then (when Legacy first started this startling increase).

Rent prices are making it near impossible to sell because the manufactured home mortgage added on is putting costs well above average apartment rental price

The increase just keeps going up every year and houses are not selling so more of the increase is tacked on so it feels hopeless.

Not able to sell

homes that are for sale in the park are not selling. Realtors are stating it is directly because of move in rate.

Especially with mortgage rates increasing so dramatically, and then you add the increase rate expense of renting a slip on top of the higher monthly payment, it definitely limits the number of people even interested in looking at purchasing your property.

People who bought here at Western Carriage Estates in Medford, over 5 years ago, have much lower space rents. Now that Legacy has bought the Park, we newer people have much higher space rents. The new space rent reset for our lowest level homes is \$1030.00. My neighbors are having difficulties selling their homes due to this increased space rent reset.

People won't want to buy a Mobile home if the space rent is too high. People like mobile homes in parks because they might think it is less expensive than renting a house or apartment.

Would have to be sold to someone from California who has just sold their high-value home and wants to move here.

It will bring the value down and make it impossible to sell

Not able to sell it at any price, no other rent in the area is this high

It will make it harder to sell

My house isn't worth that much

I have no knowledge of a buyer's monthly rent. I would assume a new resident would be paying the same as the rest of us.

Not sure.

It could make it IMPOSSIBLE to sell my home!

buyers will be less likely to buy it because of the high moorage fee. My fee is over 650/mo.

Higher the rent the less desirable it is.

I may not be able to sell my home, and if I can, I will have to practically give it away. It no longer holds equity.

Our home is so small, and its value will not appreciate nearly in proportion with the slip rent increases annually. Our slip rent is already nearly 3 times more than our monthly loan payment for the house itself, which we purchased 4 years ago. If increases continue at the current rate in 2 years, it will cost 4-5x more rent the slip than the monthly loan payment on the house itself. This will make selling our home at anywhere near market value prohibitive as soon as next year.

The park has to approve your buyer before you sell a house you own

I believe it will be detrimental to potential buyers

Others are effected by the increases, I haven't tried to sell.

We can't get fair market value for our home if sell it.

unsure

An Annual 10% rent increase will impact all potential buyers on my home. In two years my space rent will be over a \$1000/ month which will be a discouragement to anyone who is retired or lives on a fixed income.

Could hinder ability to sell

A higher rent makes the purchase less desirable for the new buyer

People can't afford to buy at high rents. Places in my park sit for over a year before bought .

Nobody wants to pay over \$800 a month for property they do not own, especially since the city is going to put a new road through that overpasses the freeway, which will bring more transient problems

It practically makes it impossible to sell because new buyers have extremely limited fixed income with (no other options of income) the same as we do.

It will make it more difficult to sell. I have even had negative comments about the park from a realtor.

It will impact the ability of a new homeowner to afford to live here.

It could affect down the road

Had over 500 hits on my for sale ad. No interest after they found out the rent would be \$865 with increases each year. No clubhouse, no pool, there is about 15 ft of river access but there is no dock and the river is too swift to swim. Just a small view. I started at \$601 a month in rent 2 years ago. I am now at \$865 if sold by Dec 31. Thereafter it will go to well over \$950 a month. Fortunately the home is a 1985. I know many individuals who are held hostage because their homes were built before 1976 and they cannot legally move them. I manage a park. I don't like what is happening especially to Seniors on fixed incomes.

We will not be able to sell or sell for a large loss just to get out of unaffordable rent

my home is a newer model so most buyers that are interested are likely to carry a mortgage with a larger interest rate than a traditional home and would also have space rent, the combination of the two makes it unlikely that they would purchase a mfg home , if they can qualify for a typical mtg and own the structure and the land

Most buyers are on fixed incomes and cannot afford the high rents. The house across the street from me was on the market for +/- 9 months, the owner moved out and had to pay rent for about 4 months after moving out. The rent was increased 3 times during the listed time.

Won't be able to sell for what money pit into it

We are on a fixed income and potential buyers do not want to pay the high lot fee.

if rent keeps going up buyers will not be interested in purchasing my home

Buyers are unable to pay rent so I can't sell my home

Unable to sell property and attain other housing locally

No one will will want to pay the high rent and water and sewer

I don't know how much the rent increases for a new buyer. I don't have money to a home let alone pay space rent.

My home won't sell for it's true value like other homes in parks that don't have a \$1,280 reset rate. Nice homes have sat for sale in our park for over 2 years. Several are for sale at reduced rates and are not selling.

A lot

People won't buy because they cannot pay the annual increases, especially when you are also charged between \$100-200 additional each month for water/sewer.

I live in 55+ community. We all live on limit incomes and with the rent increases most that live on SS cant afford the rent increases with the amount of cola increase. We bought mobiles so it would be cheaper than renting an apartment. The Corporates are making it difficult to be affordable. Stop Corporate purchases! Put a cap on Mobile home parks. Stop leases of lot. only allow the lot space to be purchased. NO MORE LOT RENTS!

I am not sure we can recoup the costs we had to put into remodeling. We pay larger rents but not sure where the money goes too whe the upkeep seems to be lacking

For working class families it becomes more of a burden than living elsewhere. Close to cost of living in an apt. Its ot an affordable option

No effect at this time.

I was going to sell but the realtor stated I would have to take a loss of \$50,000 or more to sell my home. We're trapped.

Buyers are unable to afford to buy

A buyer will consider the rent as pa rut of the purchase price.

I know that it has impacted others in the park.

Too high to sell

It is not easy to find a buyer willing to pay nearly \$1,000 in rent, unless the price of the property drops.

May affect resale price in the future.

we cannot afford this, we could not sell because no one is going to pay these fees

for new tenants the increase is over double what I pay. at least \$1400 a month. now they are billing for water and trash which they covered b4. i cannot sell the home for what it is worth because no one wants to pay the ridiculous rent prices. The state supports the corporations. Not the people.

My home would only be sellable to a wealthy buyer who can pay for the annual increases ad infinitum. This limits the pool of available buyers greatly.

My home is an older one. If I'm able to sell it would be under \$100,000 and I currently pay \$611 a month. If I was to sell, II have heard the rent would be approx. be \$900 to \$1000 a month for new tenant.

Haven't thought about it

New rental amts go from \$1,000 to \$1200 a month. That's outrageous. Who would want to pay that? They could buy a stick home.

Buyers are facing increased home prices, plus the addition of exorbitant space rent on top of the home purchase. This makes buying in the park cost prohibitive, therefore impeding the ease of selling our home. We've seen rent increases that have more than doubled. Unsold homes have been sitting in this park for over 2 years.

Greatly

The rent will be raised to over \$1100 when we sell this home. Many people looking to buy in this sector of housing, will actually hang up on you when you tell them what the space rent is. It is taking over a year to sell the majority of houses in this park. This puts an undue burden on the families of deceased people.

I would be concerned if the rent increased very much when I want to sell my home.

Selling my home will be more difficult

Makes the value of my home decrease and/or impossible to sell due to the extra high space rent!

I've personally been told by coworkers they don't want to move into my park because rent is too high.

Highly

Nobody wants to buy a home in a park with high rent for land they don't own

Would effect it greatly...decrease the value

Harder to sell if rent is too high;

Not sure the amount landlord increases new rents...house has been for sale for 6 months. Have to drop price because people don't want to pay so much rent and buy their house, too!

You will never get back the amount you put in just to keep it up and in good condition..

When I purchased my home I was told the current rent price. I was not informed of the annual 10% increase by the realtor or the home owner. Let the buyer beware! It is now obvious to me why they did not share the rent increase information.

If I could sell it I wouldn't get what it's worth

My home value goes down. It is difficult to sell as potential buyers back away.

yes it's effecting the value of my home, if I can sell my home

My house will depreciate. Potential buyers do not like the high move in rate.

Nearing my departure time. Home must be sold to pay remaining bills and financial obligations.

Noted in prior comment: lot rent + mortgage may be cost prohibitive for fixed income and other buyers. Our valley needs affordable housing options. Also consider reasonable value-added raises: lot rent determinations based on location and view are reasonable value determinations; however, if the view does not match the value represented raise in rent, buyers will notice that, too, and not wish to buy.

It has a negative effect on my ability to sell my home. I can't ask anyone else to pay my mortgage and the space rent.

Our park has been raising the rent "much" higher than \$200..In fact if A person wanted to rent our space they would have to pay almost \$500 more..Which makes it almost impossible for anyone, especially people on a fixed income..Which means We don't sell our home and couldn't if we wanted to.

Who wants to buy wont be able to stay in there home , wont be able to afford

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I think it will make it more difficult to sell due to constant water leaks and elevated space rent charges.

It may make it more difficult to sell.

I feel strongly that trying to sell my home in the future will be affected by continually increased rental rates by Park Management which could detract potential buyers and result in a lot of For Sale signs in my Park

Hard to sell and sell for lower price

The rent is already high for this area, they raised it from around 500 to 800 when I bought my home. They continue to raise it every year and raise it when someone buys a place. It depresses the value of my home. I've talked to other people trying to sell and also those looking to buy and it is an issue.

make it much more difficult to find a buyer

Makes it unaffordable to live here

Prospective buyers do not want to pay high lot fees.

Major Impact

Can't sell

very much

Ultimately, this would devalue my home, making it difficult to sell.

Buyers are scared to make such a commitment to such high space rents and another rent raise a year later

Difficult to sell

Devalues the property

Cost is becoming greater and less people want to buy just to have to pay rent and mortgage

How can a home be sold when it a. Already has a high rent and b. It's a well known fact that the manager implements the maximum allowed increase every year.

This would definitely have a negative affect on my homes value and ability to sell.

It does not!

Pretty difficult/these homes are mostly 40 + years old.

Space rent is reaching the equivalent of an entire house

Our home is older. If we were to try and sell it, the landlord's increase on space rent would definitely affect the buyer's ability to buy. Most likely it could possibly even be a deal breaker. The banks would only lend a potential buyer part of the amount it sells for because of its age. Buyers like us, on a fixed income, would have to base at least part of their decision on the monthly payment according to their budget. Both buyer and seller would be adversely impacted by the amount of monthly rent when added to monthly mortgage and cash down payment.

The higher the rent, the lower resale value

Taxes go up on my home, and I cannot afford to sell.

Definitely would hurt the ability to sell.

It limits the number of potential buyers.

I am not familiar with this issue.

Could dramatically effect the sale of our homes

People moving in do not want their space rent to be higher than everyone else.

The rent increases will definitely impact our homes value and ability to sell it. People on fixed incomes are not going to be able to afford to live in our park, or any other park.

Space for a mobile home is only worth so much.

There are currently four homes in our 39 space area for sale. There is one vacant home that was removed from the market. The new owners jumped the space price over \$200 which has significantly affected the number of prospects that are looking to buy. With a 10% annual rent increase a lot of seniors cannot afford those prices

Mfg homes have become the affordable way to own a home for lower income families and I believe the space rent has an effect on the purchase of a mfg home.

Because prospective buyers will look closely at the space rent before buying

It will reduce sales price to compensate for increased overall cost.

For the minimal services we receive from our current owner, if I were to sell my home, the person moving in would have a space rent about \$200/month or more, greater than I am paying. How many people can afford that AND a mortgage if unable to buy my home outright?

Affordability for the buyer and myself as the seller not getting the true value for my home.

Not sure of increase but others are paying more than \$200

It will make it hard to sell. Selling price will be less to compensate for higher rent

Rent to high, plus Water and garbage added.

The higher the rent, the less the house is worth.

Delay the sale. Finding the buyer who's willing to accept a constant 8-10% yearly rent increase

It will be difficult to sell my home in the future because the rent does not reflect the lack of quality of our community.

Homes are very slow to sell and some are moved to private property to avoid space increases. When you look at it from our standpoint, continued increases at yearly increases another two years and my rent on my little space will be over a thousand dollars a month leaving me less than 500 to live on, and it will continue to go up every year.

Lowers the price I would get for my place.

Higher rent means lower sale price. We were affected with higher rent when we purchased.

Not sure

The selling point of manufactured homes is the low rent associated with them.

Many homes in the park up for sale for many months. I doubt mine would.

it is nice but is a 66 and buyers are looking for lower rents

I don't know ? Sorry

It must be known that for every \$10 increase in rent, the home value plummets by \$1,000.

Not sure.

People can not pay loan payment and lot rent.

Less selling price and harder to sell.

Certainly it will lower the selling price I will receive when selling.

Awful to put this on a new buyer

We become prisoners

I'm sure it would have an adverse reaction to selling if or when the time comes.

Could certainly be an issue.

Not sure.

the rent for all is \$760.00 per month

It's unknown, but with a Fascist government about to take over, everything could go to hell!

I can't answer the above because I have not actually seen the rent increases for buyers I have only heard the rumors.....I have to be honest. However I know that some houses that have been on the market have had buyers back out because of rent.

Has stopped several sales in our park.

It could make selling quite difficult. There are other parks out there to choose from. Although, rumor has it that my park has the most reasonable rent in the area. I don't know about that as I've not done any research.

unknown given high rents locally

My home value is a lot lower, and it is harder to sell because they can buy a home with land for the same price.

probably will have to wait til spring or summer to sell. may have to lower overall price to make high lot rent acceptable.

It directly reduces the market value of the structure

can't sell rent is too high

People just can't afford it. Sounds good at first but just continues to climb to the point it is no longer affordable

I can't afford to sell. I can't afford anything else.

We receive few amenities to justify an increase

might be more difficult to sell

Buyers can't afford rent

The higher the rent, obviously, the less likely it will be to sell. Lowering the overall cost of our home might help it to sell.

The payments for the house and then the property becomes no affordable

Yearly Rent increases would not help in finding a buyer to sell to.

Not sellable

Not sellable

The monthly charge of \$1000 per month plus home loan of \$300K or more has homes sitting for months with no buyers.

This is gentrification, without the ability to sell. Landlord stops buyer, scares them away , will not pass them through background checks even if they qualify.

If financing home, increased rent might affect the buyers ability to qualify

The higher the rent, the lesser the value

Harder to sell

It's pretty obvious, if prices go too high then we are stuck and unable to sell.

Higher rent, harder to sell your home. People pay a mortgage on the home and lot rent.

Mortgage, lot fee and personal property taxes diminishes value of park living.

Any higher rent for retirees is a problem, we have NO income power! Working for WalMart is NOT income power. It is not hardly survival.

Prices potential buyers out of the market

People have a hard time planning financially for the future

Well, that's pretty easy to see that the amount of the fee and history of increases could be very off putting to a prospective buyer.

May hinder the sale due to the higher rent, along with higher water delivery charges of \$65 per month. Most in our park use \$10-\$20 a month in water, yet we are now being charged a \$65 "delivery fee".

No problem

I would guess it affects buyers in that most seniors have limited income with no possible increase.

Don't know

People are not going to finance the home and then pay such high monthly rent on top of the home purchase.

Seniors are vulnerable to the price all park owners think they CAN raise the rents. Buyers are looking for lower rent and distance from stores/doctors.

Extended time on the market results in lowering price to below fair market value. Recently two neighbors had to do just that which was not beneficial for them.

This will Make a Sale Much more Difficult! This Percentage of Increase in Not Sustainable for the Mobile Home OWNER. Rent for dirt and water, Of course Maintenance, is taken into account! Our Park of 100 Homes, Average 650.00 Rent, Equates To 65,000.00 a month or 780,000.00 a year! Nice Profit if You want to Starve People out of Their HOMES!

Very much

It would be difficult sense my home is already old. let alone the new owners saying he wants to get the rent up to 1600 even with those who own there homes.

In the park I live in, the new buyers are going to pay nearly 2x the monthly amount the seller is paying. Homes have been sitting vacant for over 18 months once a current owner passes away. Heirs continue to pay the rent, also keep lowering the sale price, to no avail. Each of our homes have been seriously devalued.

There's not a set price. Our issue is actually that the landlord asks a commission from seller at time of sale

impossible to sell

several houses sit empty and for sale for many months due to very high space rent.

It was the reason my home I purchased had been on the market for over 1year

Rent increase could limit buyer potential.

Unknown

It would have great impact on asking and selling price for a willing buyer. I'm assuming at this point there will less people interested because of the monthly fees. The duplex retirement communities will eventually be cheaper than our rental fees.

Anyone purchasing a home here will consider the amount of rent before buying

Rent so high nobody wants move here

I was unaware of potential rent increases for new buyers.

It is a concern for us to pay both the mortgage and increasing space rent now. This may be of even greater concern and affect the ability to sell our home should we need to if the owners raise the rent for new purchasers.

Space rent at a 10% increase every year will discourage any new buyer.

We can only afford because there are two of us living here, a single senior could not afford to live here.

We are noticing houses staying on the market a long time. A year or two ago houses sold very quickly

The park rent is now more than my house payment was. This is ridiculous

Right now my park has the most homes for sale than ever. When I moved in, you had a hard time seeing one before it sold. No one is even looking now.

Don't know

I've looked into buying another manufactured home in other parts of Oregon and space rent varies from \$700 to \$975 a month. So I don't think it raises the value of the home since the space rent needs to be considered with a mortgage.

It will be difficult

Manufactured homes are often the last and only option for many. It is also often the main asset. Anything that impacts a person's ability to get to the cash invested can be a life threatening situation for a senior in ill health. Buyers are already concerned with management's ability to raise the rent.

Prospective buyers in this market are generally more sensitive to pricing than most. This is usually the last real estate purchase for our age bracket and continuing expenses weigh heavily on the buying decision.

With so many people needing to move, too many homes on market so they are dropping the price just to sell.

A possible buyer may back out of the deal if the rent is too much.

Selling to a community of people that are on a fixed income is becoming increasingly difficult with such high park rents.

The home value if someone was to finance plus \$1200 in rent put the cost of my property beyond what a 55+ or retirement aged single person can afford - and retired couples also. False advertising for affordable senior living mobile home park. Most of the models in here are 40+ years old so paying \$1200 plus renovations hard sell to a new buyer.

People are looking for the least rental fees and may choose some other park if our price is more than another park.

Decreases the chance of selling my home.

Space rent is too high, especially if the buyer has to have a mortgage also.

may buy elsewhere

Part of the appeal of manufactured homes is that the cost of a relatively private residence is affordable, but that becomes an issue when the cost of the lot we live on begins to creep closer and closer to what it would cost to just rent. Who wants to buy a manufactured home when you can rent a place to live for close to the same amount? As the rent increases, the value of our homes decreases. Many of us on fixed incomes can't afford the cost of moving our home to another part, so we are stuck.

Eventually we are not sure we can sell. There are so many houses now here and they aren't selling. Space rent is too high.

If the rent goes up, the value of my home goes down. Why buy a manufactured home when the cost of rent keeps getting closer to what it costs to rent?

I don't know enough

Currently impacting other homes.

would not get someone to buy my home due to the price of the park fee and knowing that this park would raise the park fee by 10% I would not do this to anyone

I haven't tried to sell yet however I am sure it will have an impact. They have promised it will go up 10% each year which will soon catch up to most people's SS since it is a retirement 55+ community.

There have been a lot of empty houses in our park this last year. I think part of this is due to the ever increasing rent structure with other factors also thrown in.

The rent cost is prohibitive to selling at a higher amount, especially for those who will also have a mortgage payment

Prospective buyers will not consider moving into a mobile home park -

This is a 55 or older park most of us are on fixed incomes. When we moved in the lot pmt increased and has every year. [1]

amount paid to buy and move my outprice most potential buyers

People choosing apartment living as there is no price differential

As I have said, this is a "senior park" and we are on fixed incomes, the rent is raised more than the social security raise is, as a result we will not be able to live in our home much longer.

We moved because we retired and the rent was affordable. If rent goes too high it might hinder someone's ability to afford to live here.

Lowers its value and selling price.

Tremendous effect. We have homes in the park that have been on the market for 6+ months. Pre-Pandemic park averaged 2-5 homes for sale at any given time, we now have 7-22 homes for sale. The rent increases have had a large part to do with this. Park management has told us they plan to increase to the max every year. Potential buyers have to factor this in. If they don't have the cash and need a mortgage, they could be well over \$2000.00 every month for just the house alone. Seniors on fixed incomes cannot afford that. We are fast becoming threatened with homelessness, because we have no place to go from here. Even if we sell our home, it is not enough to qualify for something outside. Something has to change.

Our park, in general, is average. The larger rents make buying here unattractive. Our amenities and management are less than attractive. Many do not keep up their properties. I think the increases in rent are an attempt to pull in a "younger" group that have recently retired and have more money.

I don't really know. There is a lot of unknown for us at this point.

N/A

Along with the fact that my fence and patio are damaged from erosion on land that is the responsibility of the owner, our drainage system is old and our water bills are very inconsistent, we find that the owner may be selling the park behind our back. These manufactured homes have become unattractive to buyers because there is not only something they need you to purchase and possibly have a mortgage on but on top of that mortgage you're paying 1200+ dollars just to have the house sit on a piece of land that has old pipes and drainage. This particular park is a 55 and older community and there are many homes for sale. I wouldn't be able to sell mine because of my issues but because there's enough inventory in this park, it's probably going to be hard to sell anyway. But then you look at the rent of \$1200 today but in five years you will be paying \$2000 thousand at

the current rate. Oh this doesn't count for the property taxes, the park owners in the summer will not heat the pool to a comfortable temperature for seniors, they are remodeling some office space thus closing down the entire clubhouse during the holiday season. We all look forward to our holiday bizarre, Thanksgiving and Christmas festivities, but will not get to enjoy them this year. I hope this information has been helpful.

Our park has one of the higher rents for the amenities we are offered so when a new buyer hears about the continual increase each year, it pretty much discourages them from buying.

So far, I am not aware of the owner doing this.

It doesn't help trying to sell a home

?

This is a major obstacle.

don't know

I really do not know the amount for new buyer, but this year since the rent has been increased many homes at Seminole Estates are not selling because of the rent increase this year. This is a new problem because when I bought into the park it was full except 3 homes now we have 20+ vacant or for sale homes. I am in Seminole Estates 97006

It will less desirable to buyers. There are parks close by that charge less for rent

It greatly impacts my home's value. My friends are not able to sell even after putting in 100,000 in upgrades. It's sitting empty.

Rent not compatible with amenities.

This ability could knock our home out of reach for some buyers. We'll know soon as our house is for sale. One buyer already dropped out after opening escrow. Certainly could have been a "secret" rent increase that knocked those buyers out.

We have already lost FOUR California & Florida Buyers due specifically to the high rental rate and they see FOR SALE signs everywhere in the park - the first four homes are now for sale. Then if they go to the clubhouse they are "greeted" with the doors being barred by Caution Tape as Clubhouse will be closed from 11/20/2024 until at least 1/15/2025 with NO REDUCTION IN LEASE RATE.

Can't sell cause amenities are old and need upgrading

If you try to sell the trailer and they also have to pay trailer space then it's too expensive

Harder to sell as people cannot afford the rent payment and all the upkeep of the property inside and out

It would be difficult to sell with the rent increase.

The rent is too high on a fixed income.

Rent is at max 10% and that is too much on a fixed income

More expensive to live

It would be very hard to sell

If the rent keeps going up it will be harder to sell after I am priced out due to land fee

It could take considerably extra time not to mention how unfair that is to the buyer

Higher rent lowers home value and makes it harder to sell.

There were a lot of homes for sale when we bought ours 6 months ago. A few have sold, but there are more going up for sale. For example, there are 4 homes at the entrance to our park for sale and one that has been 'pending' for 2 months.

There is already difficulty selling due to high space rent. There are approx 10% of homes listed for sale in this park.

Obviously it will make it more difficult to sell.

It drives potential buyers away

I will not be able to sell. Landlord keeps raising the lot rent, but does no improvements or up keep. It is pure profit for her. No one wants to buy the homes in this park anymore. High lot rent with no up keep. She has one of the highest lot rent around. [2]

There is the monthly mortgage cost and then add in the monospace lease. Easily over \$2400

People who look in my price range don't feel comfortable with the rent price.

The park increases the rent more than 30%. This is affecting our property values as residents have to lower the cost of their home sale in order to accommodate the rent increase.

We have many homes for sale now at drastically reduced prices because rent is so high. Buyers have said they won't buy knowing rent can increase so much. There are people in the park that are barely able to eat or can't now because they are on limited social security that does NOT increase at 10% per year to match rent increases!!

We currently have a large number of units for sale in our park

I don't know, it probably would

Too high cost if also have mortgage

We are an older park that is aging. Clubhouse has asbestos and possible mold. The French drains have aged out with lots of incursions of water under homes in the park. Management and owner will not address. Gated... but gate is terribly outdated and won't work our cell phones. We are harassed and written up if we don't meet the yard or other expectations, but their homes owned by the park are a mess of weeds and unpainted or cared for. The entry to the park is a red flag as it looks as it is falling down and unsafe. Due to health of senior in a senior park some are to use the convenience of a clubhouse as it is not safe. Management refuses to properly heat the pool so we can't safely use it. Hoyer lift doesn't work. All of these affect the value of the properties in our park. At one point there were over 30 homes for sale this year. When I bought 3 years ago I looked for a house right for me. It took three years to find the home for me here because this was known to be a great community and very few homes for sale during that time.

I cannot answer the first two questions and there is not a place for "I do not know". I cannot pass the question without answering and I am not sure the ads pricings difference and our lease signing equal a yes answer. When we looked homes the lease amount was at 1100 or 1150 listed it could have been lower not sure. The home we purchased the amount is 1200. The water bill was different by considerable amounts when it came up at a gathering I attended. I did not try to figure it out. The age of our home is an issue to secure a loan on this age of manufacture.

Right now the homes are selling very slowly with a very high percentage of people not buying because we have the highest park rent in the state. This means owners will have to lower their price just to sell their home. I have heard this from multiple people looking to buy homes here and they just walked away!

May be too high rent to find a buyer.

Will severely impact sales as park also doesn't maintain common areas

We are already the highest rents in the area but they continue to increase to the full amount without adding any thing to the premium.

It will greatly impact my ability to sell my house if it comes to that. This is a senior park and many seniors are living on a strict budget. If they k

I live in a 55 and older park. High rent can make it hard for any senior to pass management income requirements for park residency approval. /

[1] Responder updated this value.

[2] Responder updated this value.