

Kayadeross Acres, Inc.

Letter to applicants

Thank you for interest in our community. We hope you consider joining us as resident owners. We strive to maintain a positive and well-kept community.

About the community

- ◇ This is a people-oriented community, we help each other
- ◇ Good roads, water lines and septic systems.
- ◇ Conveniently located for natural beauty, employment, and shopping
- ◇ Clean and well-maintained
- ◇ Strong sense of community
- ◇ Members (you) create and live by the community rules. Please read them before you join.

About the application process

- Complete the application.
- Return it **fully completed** with all of the requested documentation, including:
 - ◇ **Application for Membership**
 - ◇ **Consumer Authorization and Release Form**, completed by all applicants 18 years of age or older
 - ◇ A copy of **photo identification** for each applicant 18 years of age or older
 - ◇ **Community Rules/Bylaws/Occupancy Agreement Acknowledgment Form**
 - ◇ **Non-refundable Application Fee** of \$50 for each applicant who is 18 years of age or older
 - ◇ **Proof of income**, including the previous two month's pay-stubs and the previous year's Federal Income Tax Returns, proof of Social Security and/or SSD income, annuities and/or proof of any other sources of income
 - ◇ **Pet Registration, if applicable**
 - ◇ **Volunteer Interest Sheet**
- Please note that **incomplete applications will be returned to the Applicant**, along with a Notice of Adverse Action
- Await approval by the Cooperative's Board of Directors
- **Complete** applications will be processed within 10 calendar days. Applicants are notified of their acceptance or denial in writing.

After you are approved, before you may move in

- Pay your \$200 Membership Fee (this one-time fee is fully refundable when you sell your home, minus any outstanding fees owed to the cooperative)
- Execute the Occupancy Agreement, with all household members listed
- Pay your first monthly lot rent of \$450.

After you move in

- Learn how the cooperative works; attend a board meeting
- Sign up to participate on a committee
- Get to know your neighbors- you are now part of the community!

If you have questions, please email Tom Peyton at sgpropmny2008@gmail.com or call him at 347-210-9000.