**Belleview Estates-FAQ**

**Who owns Belleview Estates?**

Belleview Estates is privately owned by Compton OSV LLC., and managed by our in-house company called OtherStreet MGMT LLC.

**Is Belleview Estates a 55+ community?**

No, this community is open to resident and prospective residents of all ages.

**Is Belleview Estates pet friendly?**

Yes, residents can have one inside pet per home. All pets must be registered with the management office and proof of up-to-date vaccination will be required. Aggressive dog will be removed from the community.

**What is required to move in?**

We do run a credit and background check on all prospective residents. This does involve a complete credit and criminal search. Proof of income will be required. The application fee is currently $75.00.

**What kind of agreement is required between the Resident and Community?**

Each community has a Prospectus/Lease/Rules and Regulations; these are governed by the Chapter 723 in the Florida Statutes. This agreement will normally auto-renew unless otherwise stated.

**As a Resident, what are my responsibilities?**

Resident responsibilities are covered in the Prospectus/Lease/Rules and Regulations which are presented and gone over with each new Resident. Residents in general are responsible for:

* Consideration for your neighbors
* All utilities, exclusive of those provided in the lease
* Cleanliness and safety of the leased lot

**Should I have homeowners insurance?**

If you own a manufactured home, you should always protect your home as you would any other investment.

 **Can I review a copy of the current Community Prospectus and Rules?**

A copy of the Prospectus/Rules and Regulations is available in the on-site management office.

 **When is my rent due?**

All lot fees are due on the 1st of the month, unless your specific lease agreement states otherwise. Any payments received after the end of day on the 5th of the month will be considered late, and will be subject to applicable fees, as outlined in the lease agreement.

**What are acceptable forms of payment?**

In person payments can be made with money orders, cashier’s check or personal check. Our office does not accept cash payments. Payments can be made in advance but partial payments on or after the due date are not accepted. Postdated checks are not accepted.

**What happens if I am unable to pay my rent?**

You will first need to communicate this to the management office. If your payment is not received by the tenth of the month, you will receive a second late fee along with a 3 or 5-day demand notice. If lot rent payment is not made within the required time limit (as outlined in the notice), eviction proceedings will begin.