

# Post Road Mobile Home Park & Sales Inc.

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181 Boston Post Rd. East, Suite #2, Marlborough, MA 01752  
Telephone (508)485-0644 / Fax (508) 485-9787 / Email [postrdmobilehomepark@gmail.com](mailto:postrdmobilehomepark@gmail.com)  
Website: [postroadmobilehomepark.com](http://postroadmobilehomepark.com)

Real Estate Agent or Prospective Buyer:

Thank your for your interest in the Post Road Mobile Home Park. To apply for a lot rental located in our park, please download a Lot Rental Application from our website: [www.postroadmobilehomepark.com](http://www.postroadmobilehomepark.com) or make an appointment with our office to pick one up.

Once you have completed the application, please submit it to our office along with the following documentation:

1. Signed Offer signed by both parties. This offer must explicitly state that the oil tank is included in the purchase of the mobile home.
2. Proof of financing or funds for purchase of the mobile home.
3. Proof that no more than 25% of your gross income will be used for rental of your lot and mortgage (if applicable) of your mobile home.
4. Two years of Tax Returns
5. Current paychecks (one month)
6. Copy of a credit and criminal background check

When these documents are received, your application will be reviewed for acceptance into the Post Road Mobile Home Park. Once you have submitted the application and required documentation, please call our office to set up an appointment to meet and discuss any questions you may have about the mobile home park. Appointments are made Monday through Friday from 9:00 am to 4:00 pm. If you have a signed Purchase and Sale Agreement, please bring it to our meeting. Otherwise, please provide a Purchase and Sale Agreement to our office as soon as it is available. The Purchase and Sale Agreement must also explicitly state that the oil tank is included in the purchase of the mobile home. In addition, please read and sign a copy of the Rules and Regulations of the Post Road Mobile Home Park and Sales, Inc., located on our website [www.postroadmobilehomepark.com](http://www.postroadmobilehomepark.com), and bring it to our meeting.

If the prospective buyers are approved and before the sale takes place, we will also need a copy of the Bill of Sale with the new owner's name listed. The Bill of Sale must also explicitly state that the oil tank is included in the purchase of the mobile home.

All documents must be signed and the prospective buyers accepted to the mobile home park prior to the sale taking place.

Please be advised that Post Road Mobile Home Park & Sales, Inc. may have a Right of First Refusal on the mobile home.

Tenants of the Post Road Mobile Home Park have the option of a Tenancy at Will, One Year, or Five Year Lease for their Lot Rental.

For your convenience, the following forms may be downloaded from our website  
[www.postroadmobilehompark.com](http://www.postroadmobilehompark.com)

1. Rules and Regulations
2. Initial Disclosure and Lease Offer
3. Blank Tenant at Will Lease
4. Blank 1 Year Lease
5. Blank 5 Year Lease

If you have any questions, please contact our office at 508-485-0644 or email us at  
[postrdmobilehomepark@gmail.com](mailto:postrdmobilehomepark@gmail.com).

Sincerely,

David J. Winske  
President, Post Road Mobile Home Park and Sales, Inc.