

LeeCorp Homes has over 35 years of experience in offering not only new manufactured and modular homes to first time manufactured homes buyers, but assisting customers in replacing their existing homes. We have been fortunate to have many repeat customers over the years and have a strong tradition of integrity and personal service. We hope that this planning guide will assist you in your pursuit of a new manufactured or modular home.

STEP ONE: Selecting a Community and Lot

Our surrounding counties have a large selection of manufactured home communities. The type of community will be an important consideration as you decide which one is best for you. We will provide you with as much information as possible so that you can make an informed decision. Three basic community types, plus private property, are available:

- **Resident-Owned Parks:** You own your home site within the community. These home sites are considered real property and qualify for the Homestead Exemption, if your primary residence is Florida. The common fees or monthly maintenance fees average \$120-\$130. This fee typically includes water, sewer, garbage pick-up and lawn care.
- **Cooperative Owned Parks:** You own a “share” of ownership in the park. For example, if the park consists of 300 home sites, there are 300 owners, each given 1/300th share of ownership. A proprietary lease gives each owner the right to place a manufactured home on their home site. This is considered real estate and thus qualifies the owner for the Homestead Exemption, if applicable. Typically, similar monthly fees apply as in resident owned parks.
- **Rental or Leased Communities:** You lease the site that your home is placed on. The monthly rental fee generally ranges from \$300. to \$500. per month, depending on the park’s amenities and services included. Because it is a leased community you pay no real estate taxes. Depending on the county, you may pay a personal property tax of \$100-\$300 per year.
- **Private Property:** If you own a private lot outside of a manufactured home community, you may not be able to place a manufactured home on that lot. A lot must be zoned specifically for manufactured/mobile homes. We will assist you in determining if your lot is appropriate for a manufactured home. If your lot is zoned residential you will need to order a modular home.