

# PIONEER PARK LTD HOSTING PROGRAM

P.O. BOX 579  
Lake Delton, WI 53940  
Office: 608-254-8162 Fax: 608-253-9949  
Email: ppark@pioneerparkltd.com

Your Pioneer Park Board of Directors has approved a (HOSTING) program which the membership can utilize to aid them in the selling of their membership and any attachments to it, such as an RV, deck, shed, etc. Pioneer Park LTD will provide Park Hosts to answer questions about the Park and assist potential buyers to enter and view member sites. Listed below are the guidelines that will serve the hosting program:

1. A member must be in good standing or have Board approval in order to participate in the hosting program.
2. A member must give the Park office a copy of their RV title, **titled to the seller**, to keep on file to verify year, make and ownership of the RV.
3. Member must provide the most recent tax bill showing the amount and payment.
4. Keys to enter the trailer must be kept at the office so that the property may be shown at any time.
5. Park member(s) selling their membership shall give the hosting staff a contact number that can be passed on to a buyer wishing to negotiate on their membership.
6. You the seller will be negotiating with any potential buyer. You must determine what the asking price for your membership will be since THE PARK cannot give you that information in a fair and equitable manner. Only you, personally, know what value you place on your site and possessions. The offer you are willing to accept should include the membership dues you have paid the Park, Hosting fees that you will pay and anything else you value such as the Propane left in your tank. When you negotiate, be specific on what personal items will be excluded from the sale. Make sure you write down the buyer's name, address and phone number for further negotiating. When you receive an accepted offer, contact your host with a closing date convenient to you and the buyer. The host will complete the necessary forms for the Park. The RV Title forms are the responsibility of the buyer and the seller. Any sales tax payments will be the responsibility of the buyer.
7. It is understood that at the time of closing, I/we will pay a fee of \$600. From this fee, \$400 will be paid to the Host, and \$200 will be paid to Pioneer Park, each payment needs to be made separately to each party.

If you have any questions regarding the Hosting Program, please contact the office or one of the Park Hosts who will be glad to assist you in answering your questions. Attached you will find a membership resale hosting program sheet, information sheet and seller disclosure statement which must be completed and signed by each member listed on your certificate before it can be placed in the hosting book or on the internet.

Thank you for taking the time to learn of the program and understand how it works. While we would like to have you remain as a member, we also understand that there are times and circumstances that make it necessary to sell the membership.

Good luck on the sale of your membership!

Respectfully,

Pioneer Park Hosting Staff

# RESALE DATA SHEET

Site \_\_\_\_\_ District \_\_\_\_\_ **Pioneer Park, LTD., PO Box 579, Lake Delton, WI, 53940**  
Fax# 608-253-9949 Tel# 608-254-8162  
Listing Price \_\_\_\_\_ Membership Price (without unit) \_\_\_\_\_  
Title Status \_\_\_\_\_ Dues paid through \_\_\_\_\_ Date property taxes paid \_\_\_\_\_  
Gate Cards \_\_\_\_\_ Amount Paid \_\_\_\_\_

## Site Improvements

\_\_\_ Shed \_\_\_ Screen house (dimensions: \_\_\_\_\_) \_\_\_ Decking (dimensions: \_\_\_\_\_)  
\_\_\_ Add-a-room (dimensions: \_\_\_\_\_) \_\_\_ Skirting \_\_\_ Asphalt Drive

## Living Accommodations

\_\_\_ Park Model \_\_\_ Travel trailer \_\_\_ RV \_\_\_ None  
Brand \_\_\_\_\_ Year \_\_\_\_\_ Dimensions \_\_\_\_\_  
Style \_\_\_\_\_ Number of bedrooms \_\_\_\_\_  
Sleeping accommodations (number): \_\_\_ king \_\_\_ queen \_\_\_ double \_\_\_ twin \_\_\_ bunk \_\_\_ fold-out  
Utilities + Appliances: \_\_\_ central A/C \_\_\_ window A/C \_\_\_ stove \_\_\_ refrigerator \_\_\_ microwave  
Connections: \_\_\_ telephone \_\_\_ cable TV \_\_\_ electricity \_\_\_ sewer \_\_\_ water  
Pets ever in trailer: Y N Kind of pet \_\_\_\_\_ Smokers ever in trailer Y N

**Other Features:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Exclusions:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Information contained in this listing is deemed to be accurate, but is not guaranteed. It is furnished for convenience only. Pioneer Park Ltd, officers, directors, agents or employees have made no inspections of the properties listed and no warranties or representations of any kind are given on the properties described.**

**Pioneer Park Ltd, and the hosting staff strongly recommend that the buyer(s) retain a professional inspector to inspect the site including all structures and decking.**

## Information Approved by Sellers/All Current Members

Sign here \_\_\_\_\_ Date \_\_\_\_\_ Home Phone \_\_\_\_\_  
Sign here \_\_\_\_\_ Date \_\_\_\_\_ Cell Phone \_\_\_\_\_  
Site Approved for sale by: Park Manager \_\_\_\_\_ Date \_\_\_\_\_  
Conditions required for sale (if applicable) \_\_\_\_\_  
\_\_\_\_\_

MEMBERSHIP RESALE HOSTING PROGRAM

PIONEER PARK LTD  
P.O. BOX 579  
LAKE DELTON, WI. 53940

TELEPHONE 608-254-8162  
Fax: 608-253-9949  
Email: ppark@pioneerparkltd.com

FROM: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Home Phone \_\_\_\_\_ Work Phone \_\_\_\_\_

I/We hereby request that the Pioneer Park Hosting Program help in the sale of my/our Pioneer Park Ltd membership site # \_\_\_\_\_ and the campsite improvements thereon for the asking price of \$ \_\_\_\_\_

It is understood that at the time of closing, I/We will pay a fee of \$600.00. From this fee, \$400.00 will be paid to the Pioneer Park Host and \$200.00 will be paid to Pioneer Park Ltd, **each payment made separately to each party**. The hosting program shall remain in effect until the membership is sold or seller notifies Pioneer Park in writing they wish to terminate the use of the hosting program. Seller can sell the membership on their own, but the \$200.00 transfer fee to The Park would still apply.

Signature of Seller(s):

X \_\_\_\_\_ Date: \_\_\_\_\_

X \_\_\_\_\_ Date: \_\_\_\_\_

## MEMBER DISCLOSURE STATEMENT

MEMBER NAME \_\_\_\_\_ SITE: \_\_\_\_\_

This form is to be completed by the current owner. It is to be used to inform prospective member of the condition of the unit and any addition and decks.

	OK	Need Repair	Other Comment
Structure of trailer, addition, decks, shed and fences.			
Roof, doors, windows			
Electrical (wiring, switches, outlets, fixtures)			
Plumbing (faucets, drains, toilet, pipes)			
Appliances (refrigerator, microwave, stove)			
Furnace, air conditioner(s)			
RV Title (Clear and in sellers name)			

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer has received: \_\_\_\_\_ Date: \_\_\_\_\_