

# Spanish Lakes Real Estate

## Information Sheet

- **2019 Lot Rent-** Rent for the pet section, corner lots and lake view lots are \$704 per month, all others are currently \$699. Annual rent increases have historically increased by +/- \$20 per month. Increases are implemented only one time per year and take effect on your lease's anniversary month. Spanish Lakes remains one of the lowest cost non-resident owned communities in our area.
- **Included in Lot Rent-** water and sewer, lawn care, basic cable (13 channels), trash pick-up, yard waste pick up Tuesday and Friday afternoons and all amenities in the park.
- **Park Info** - The park has 396 units and three lakes (2 are accessible to owners for fishing and relaxing). Please be aware that we are in Florida and we do have alligators. So please keep yourself and pets clear of the lakes.
- **Unit Purchase Procedures-** all prospective buyers are required to have a background check completed prior to purchase. The cost is \$50 per person (only checks or money orders are accepted, no cash). Applications are available in the park office. Copies of your driver's license need to be submitted with the application form. It takes about 48 hours for the background check to be completed.
- **Lease and Prospectus-** At the time of purchase all buyers are required to have an interview with the park manager to review the lease and the Rules & Regulations for the park.
- **Pets-** Pets are only allowed in the pet section which is the outer perimeter of Spanish Lakes. All pets must be properly licensed and current on all vaccinations as required by Florida statute and local ordinance. No pet with a history of aggressive, threatening or violent behavior will be allowed in the Park, nor shall any pet be (i) chained or tied in any way outside or (ii) allowed to disturb other Park residents or engage in threatening conduct toward other Park residents. Please be mindful of your neighbors, do not walk your dog in their yard. Make sure to always pick up after your pet.

- **RV storage area-** Spanish Lakes has a storage area in the back of the park. The cost is currently \$40 per month. Spaces are available on a first come first serve basis. Please contact the park office for availability.
- **TV and Internet-** Currently we have outside service providers that handles our TV and internet service.