

Lancaster Camp Ground Qualification Process & Cottage Ownership

QUALIFICATION PROCESS

In order to reside on or own property at Lancaster Camp Ground, you are required to complete a "Qualification" process consisting of:

- Qualification fee (Non-Refundable): \$100 Per household.
- Background investigation (national) \$40 for each person aged eighteen (18) or older.
- Successful credit report and background check based on Residential Standard criteria.

NOTE: No one is permitted to purchase, rent, or reside in a cottage prior to being qualified!

PROPERTY OWNERSHIP

Owning a cottage at Lancaster Camp Ground is a unique-experience, similar to a condominium environment in some respects. The cottage owner owns the structure, but the Association owns the land, thus a monthly lease is required.

- Owning a cottage and signing a lease allows you to become a member of the Association and eligible to serve on various committees or the Board of Trustees.
- Association pays real estate taxes on the land; cottage owners pay personal property tax on the structure.
- Lease includes water, sewage, and sanitation: all other utilities are the responsibility of the cottage owner.

Residential Standards

STATEMENT OF PURCHASE/RENTAL POLICY PROCEEDURES

The Lancaster Camp Meeting & Church Assembly Association Inc., DBA: The Lancaster Camp Ground is an IRS tax exempt, non-profit Community. The Lancaster Camp Ground is committed to supporting the Fair Housing Act prohibiting discrimination in housing based on religion, race, color, sex, national origin, handicap, or familial status. The following standard will be required from every prospective resident.

NOTE: Any approved applicant or past Association member who has NOT resided on the Camp Ground or owned a cottage in the past 12 months MUST reapply as a new applicant,

1. Employment/income:

Prospective residents will be asked to provide proof of current employment or other means of income. Income and/or length of employment will be verified through the prospective resident's current employer or review of verifiable income documents (such as social security, pension, or disability statement, etc.)

2. Credit:

Extensive negative credit history will disqualify any prospective resident's application. Negative credit history is described as including, but not limited to, any if the following items:

- Any eviction, either from monetary or non-monetary reasons from any residential real estate
- Any involuntary repossessions of material or personal property, within two (2) years.
- Any pending suits (except for medical purposes)
- Any bankruptcy within the last five (5) years that is not discharged or under current repayment.
- Any checks that have been returned and are under collection for non-payment.
- Any demonstrated history of late or delinquent payments

3. Criminal Background Check:

A criminal background records check will be conducted on all prospective residents. Negative background checks are described as including, but not limited to, any of the following items:

- Conviction of a felony
- Conviction of domestic violence or sexual predator/offender
- Conviction of drug possession or trafficking
- Conviction of theft, burglary, trespassing or arson

**CRIMINAL BACKGROUND CHECKS WILL BE DONE ON ALL APPLICANTS,
WITHOUT EXCEPTION**

4. Rental History:

Any negative rental history will disqualify any prospective resident's application.

Negative rental history is described as including, but not limited to, any of the following:

- Any documented breach of lease agreement unless documentation of proven negligence on the part of the Management and/or Owner(s) of the property is provided. Breach of lease is defined as any monetary or non-monetary violation of the lease agreement.
- No more than two (2) rental payments in the past twelve (12) months can be shown as late pays or NSF checks, and/or any rental related debt, including payment agreement and judgments.

Number of Occupants: Each occupant of any cottage shall be named on the application without exception. All occupants reaching the age of eighteen (18) will be required to have a background check run.

5. Fees:

The following fees are due to the Camp Ground Office when your paperwork is submitted and before the process begins:

\$100.00 Application Fee

\$40.00 Background Investigation and Credit Check,
(per applicant aged 18 or over)

All fees are non-refundable.

6. Processing Time:

Once all paperwork is submitted and fees are paid, in most cases, a decision will be made within ten (10) business days.