



Notice of Offer to Sell or List for Sale a Manufactured Home Park

To: Park Tenants
From: Park Owner
Date: May 5th, 2025

This serves as a written notice that Marysville Estates, LLC is being offered for sale or will be listed for sale on 5/4/2025. (PARK NAME)
(Date)

The Virginia Manufactured Home Lot Rental Act provides (with some exceptions) that the owner (the "Park Owner") of a manufactured home park (the "Park") provide written notice ("Notice of Offer to Sell or List") to the each tenant of a lot in the Park (the "Park Tenants") if the Park Owner offers to sell the Park or to list the Park for sale. At the same time the Park Owner sends the Notice of Offer to Sell or List to each of the Park Tenants, a copy of such notice also is sent by the Park Owner to the Virginia Department of Housing and Community Development to post on the Department's website. (See Section 55.1-1308.2 of the Code of Virginia <https://law.lis.virginia.gov/vacode/title55.1/chapter13/section55.1-1308.2/>)

The Department keeps the Notice of Offer to Sell or List posted on the Department website until the Park Owner sends a written notice to the Department that the Park has been sold to a third-party (the "Notice of the Park Sale to a Third Party"), is no longer offered for sale or the transaction does not go to settlement. The Park Owner is required to give the Notice of Offer to Sell or List at least 90 days prior to accepting an offer.

The relevant information about the Park is listed on the second page.
(<https://law.lis.virginia.gov/vacode/title55.1/chapter13/section55.1-1308.2/>)

Certificate of Giving Notice (Pursuant to Sections 55.1-1200 and 55.1-1201)

I hereby certify that a copy of this Notice of Offer to Sell or List was: () mailed by regular mail, postage prepaid, (x) hand-delivered or (x) e-mail, if so permitted by the Lease Agreement, to the Tenant(s) renting a lot at:

Hidden Valley Rd, Altavista, VA 24517, Virginia _____, this 6th day of May, 2025.
(PARK ADDRESS)

J & A Homes, LLC

Name of Park Owner



Authorized Representative

Corrie Marie

Printed Name of Authorized Representative

Relevant Information:

Park Name	Marysville Estates
Park Address	Hidden Valley Rd, Virginia 24517 (Zip Code)
Number of lots	24
Price	\$ 800,000.00
Name of Park Owner	J & A Homes, LLC
Address	p.o. Box 3152, Virginia 23116 (Zip Code)
Email	corriemarietrekproperties@gmail.com
Phone	720-840-4685

Copy To: Virginia Department of Housing and Community Development