



# Notice of Receipt of Offer by a Third Party to Purchase a Manufactured Home Park

To: Park Tenants

From: Park Owner

Date: 5/13/2022

This serves as a written notice that Deer Springs Mobile Home Park LLC has received an offer to purchase.  
(PARK NAME)

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 to the each tenant of a lot in the Park (the "Park Tenants") if the Park Owner is in receipt of an offer from a third party to purchase the Park ("Notice of Receipt of Offer to Purchase") and accepts such offer. Prior to accepting the offer, the owner of the manufactured home park must consider other offers to purchase the Manufactured Home Park from a tenant group representing at least 25% of the tenants with a valid lease. At the same time the Park Owner sends the Notice of Receipt of Offer to Purchase 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 Receipt of Offer to Purchase 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 Receipt of Offer to Purchase and include in any such purchase contract a provision that states that the purchase contract is contingent upon the Park Owner considering any offers from a tenant group, representing 25% or greater of existing tenants, received by the Park Owner within 60 days after the date the Notice of Receipt of Offer to Purchase is given to the Tenants. The relevant information about the Park and the purchase contract are listed on the second page.

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

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

N Church St Lebanon, Virginia \_\_\_\_\_, this 13 day of May, 2022.  
(PARK ADDRESS)

Deer Spings Mobile Home Park LLC

Name of Park Owner

Authorized Representative

**Brian Ferguson**

Printed Name of Authorized Representative

**Relevant Information:**

**Park Name** Deer Springs Mobile Home Park  
**Park Address** N Church St Lebanon, Virginia 24266  
(Zip Code)  
**Number of lots** 26  
**Price** \$550,000

**Name of Park Owner** Harry Ferguson/Brian Ferguson  
**Address** PO Box 2260 Lebanon, Virginia 24266  
(Zip Code)  
**Email** deerspringsmhp@gmail.com  
**Phone** 276-701-7719

**Contact for Info** Deer Springs Mobile Home Park  
**Address** PO Box 2260 Lebanon, Virginia, 24266  
(State) (Zip Code)  
**Email** deerspringsmhp@gmail.com  
**Phone** 276-701-7719

**Copy To:** Virginia Department of Housing and Community Development

**DEER SPRINGS MOBILE HOME PARK, LLC**

**PO Box 2260**

**Lebanon, Virginia 24266**

Date: May 14, 2022

Virginia Department of Housing and Community Development  
600 E. Main Street, Suite 300  
Richmond, VA 23219

Re: Notice Required under Virginia Code Section 55.1-1308.2.B

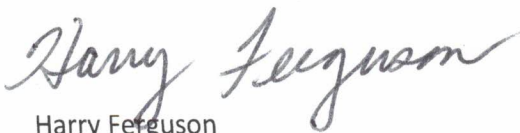
To: Whom It May Concern:

Deer Springs Mobile Home Park, LLC a Virginia Limited Liability Company ("Owner"), is the owner of the Deer Springs Mobile Home Park Located at North Church St, Lebanon, Virginia. The Owner has received an offer from a third party to purchase the property for \$550,000 (the "Purchase Price") and there is no indication of the intent to change the use of the Property.

Pursuant to Virginia Code Section 55.1-1308.2.B, Deer Springs Mobile Home Park, LLC is hereby giving notice to each tenant of the Property and is simultaneously giving written notice to the Virginia Department of Housing and Community Development, that it is accepting the offer, contingent upon sending such notices for a period of 60 days thereafter, giving consideration to any offer from a group or entity representing at least 25 percent of the tenants with a valid lease in the property.

If you have any questions, please contact the owners Harry Ferguson or Brian Ferguson at 276-701-7719 or by email at [deerspringsmhp@gmail.com](mailto:deerspringsmhp@gmail.com)

Sincerely,



Harry Ferguson  
Owner



Brian Ferguson  
Owner