

# Application Process

- Apply online:  
[feliz.twa.rentmanager.com//applynow](http://feliz.twa.rentmanager.com//applynow)
- Application fee is \$50 per adult. Fee Nonrefundable
- Copy of ID and 2 months paystub are required
- Review time is 24-48 hours

## Lender #1: TRIAD Loan Criteria

- You will need to have a minimum credit score of 550 to qualify
- No current bankruptcy or foreclosure
- You will need to apply a loan through a lender and the entire process may take 3-4 weeks

# Lender #1 Triad Application Instruction

- Apply online: [apply.triadfs.com/felizhomecommunity](https://apply.triadfs.com/felizhomecommunity)
- Fill out all information and you need below info to complete the application
  - Community Name: Mimosa
  - New Home Manufacturer: Clayton/TRU
  - New Home Year: 2024
  - New Home Width/Length: 14x66
  - Home Placement: Park
  - Address: 640 Nisbet St, Jacksonville AL 36265
  - Purchase Price: \$49,995 Sales Tax: \$1,749.83
  - Lot Rent: \$325
- Once the application is submitted, you will know if you are approved within 24-48 hours

## Lender #2: AutoMatic Loan Criteria

- You will need to have a minimum credit score of 550 to qualify
- No current bankruptcy or foreclosure
- You need 2 year minimum work history
- Owner Occupied (no rental)
- **INSTANT decision and can close the loan in 1-2 weeks!**

## Lender #2 AutoMhatic Application Instruction

- Apply online: [apply.automhatic.com/](https://apply.automhatic.com/)
- Fill out all information and you need below info to complete the application
  - Community Name: Mimosa
  - New Home Manufacturer: Clayton/TRU
  - New Home Year: 2024
  - New Home Width/Length: 14x66
  - Loan Program: Community Partner
  - Land Type: Community Park
  - Address: 640 Nisbet St, Jacksonville AL 36265
  - Purchase Price: \$49,995 Sales Tax: \$1,749.83
  - Lot Rent: \$325
- You shall receive INSTANT decision once you submit the application!

# Feature of the TRU Home

- Duracraft 30' Cabinets (Omaha Oak)
- Energy Star FRIGIDAIRE appliances package (Electric Range, Fridge and Dishwasher)
- 40 gal RHEEM Electrical Water Heater
- Shaw Vinyl Flooring Throughout the home (Fumed Oak)
- ECOBEE3 Lite Smart Thermostat
- Carrier Energy Efficient Electric Furnace & A/C Unit
- Vinyl Siding
- 25 yr, 3-Tab Shingles Roofing
- Steel Front door with storm door
- MOVE IN READY