

Thinking of selling a trailer?
Here's what you need to know.

Carsons Camp reserves the right to accept or decline to market any trailer.

Marketing includes a posting on: the Carsons Camp web site www.carsonscamp.on.ca, in the office window, on the sales handout, and in the photo book. You must supply the office properly functioning keys and our staff will accompany potential purchasers to view your trailer.

Vendors will be expected to complete and return a marketing agreement with all requested information.

Trailers will only be marketed in the sales lot for one year, after which they must be removed from Carsons Camp.

Trailer Sales are subject to a 10% marketing fee, minimum \$500.00. There will be a nonrefundable deposit of \$200.00, due immediately, as a condition of marketing the trailer. This \$200.00 will be deducted from the 10% (minimum \$500) marketing fee at the time of the sale. All fees are deducted from the selling price prior to the vendor receiving his cheque.

The vendor must provide a propane inspection certificate as a condition of marketing the trailer. The vendor will arrange for this inspection and bear the cost of the inspection and any repairs necessary to pass. An additional propane inspection must be completed at the time of the sale.

The vendor must provide a copy of their valid ownership certificate as a condition of marketing the trailer. Carsons Camp requires the original ownership at the time of an offer. The ownership must be signed by all registered owners at the time of the closing.

Viewing by potential purchasers is private. You are expected to vacate the trailer and site during a viewing. We do our best to give you a heads up that we will be coming with clients but this is rarely possible. Please keep your trailer in a state of readiness and be prepared to go for a short walk when potential purchasers come by.

Offers to purchase, and all negotiations, are verbal until an agreement is reached.

Documents initialed at the end of the negotiation will be used to generate a Trailer Purchase Agreement. This Trailer Purchase Agreement will be forwarded to you by Carsons accounting department within 5 business days from the date of agreement. Trailer Purchase Agreements must be signed by both parties a minimum of 9 days prior to closing date.

Deals are confirmed with a \$1000.00 deposit held by Carsons Camp.

Carsons requires a purchaser to bring a certified cheque payable to the vendor.

The amount of this cheque is the Selling amount - the marketing fee + or - the campsite account balance. Partial season fees for midseason departures are calculated in the following manner:

- 1.) Weekend nights beginning May 1st until the regular summer vacation x nightly rate.
- 2.) Days and weeks thereafter x daily and/or weekly rate until date of termination.

Hydro meters will be read on closing day and a final hydro bill will be issued when you pick up your cheque. On closing day come to the office with all keys and prepared to sign over your trailer ownership. All registered owners signatures are required. If an owner cannot attend, please have their signature in advance.

Carsons Camp is your Vacation Destination in Sauble Beach and the closest campground to the sandy shores of Lake Huron. The Staff at Carsons Camp is committed to ensuring you have a quiet and restful holiday.