

Q. What is the process for getting tenancy?

A. An application and a visit, if possible. We want folks who really want to be in the community and who will contribute to its vibrancy.

Q. How is the monthly rental rate determined?

A. The Mission of Mountain Life Properties of WNC is to provide "affordable living spaces" and to that end every effort is made to charge reasonable rates. Competitors rates, costs to build the community and to maintain it are considered when determining rental rates

Q. What amenities are included with rent?

A. Water, sewer, WIFI, complimentary laundry shed, community room, U.S.P.S. mailbox, 2 parking spaces per unit, communal garden space, picnic tables and fire pits will be included with rent. Residents pay their own electric bills.

Q. Can you rent your tiny home when you are not there?

A. Yes and no. To maintain the communal environment, Airbnb arrangements (short term rentals) are prohibited. Longer term rentals of more than a month will be attempted on a trial basis. In all circumstances, residents will be required to gain approval of their tenants from management ahead of time.

Q. What is the timetable for opening of the community?

A. The community will be built in 4 phases. We anticipate that between 8 and 10 sites will be built. This is in keeping with our mission of providing spacious sites for our residents. By the end of October, we anticipate that the first two phases (5 sites) will be ready for occupancy. By the end of November, Phase 3 should be complete. Sometime around the New Year's holiday the fourth and final phase of the community should be completed. All of this depends on weather, the supply chain and the timeliness of local contractors.

Q. If I am waiting on my tiny home to be built, if accepted, can I start paying rent to reserve my spot?

A. Many tiny home builders have long lead times at the moment. It would be totally up to you if you wanted to pay rent each month to reserve your site while your home was being built. If accepted into the community, all residents will be offered a month to month lease. So you could stop paying the rent with only a seven day notice if your build dragged out.

Additionally, the owners of the property will also have a tiny home of their own which could be rented by those waiting on their tiny to be built.

Q. Why will residents be offered only a month to month rental?

A. It is the intention of management to rent to residents for long periods of time. We are confident that our screening process during the application period will yield quality residents who pay rent on time and follow the guidelines of the rental agreement. Month to month rentals are a safeguard to protect the best interests of the community if this were not to happen. It is a safeguard for residents, further, if residents have to vacate the community unexpectedly.

Q. Will the WiFi be of good quality?

A. Charter/Spectrum is the company in the area. We also have them at our RV campground in Clyde, NC. We have had and currently have tenants in Clyde who work from home and they have always told us the WIFI speed and quality works for them.

Q. How far apart will home sites be?

A. Elk Passage Tiny Home Community will be a manufactured home park. Thus, dwellings need to be 30 feet apart per state regulations. Most of that space will be used for parking. Additionally, all dwellings are required to be a minimum of 15 feet from any road surface. So, there is plenty of room to garden, work, enjoy nature and be.