Taylor Resort Homes, LLC

NORTH FORT MYERS, FLORIDA

Buyer's Guide

A guide to buying a home in Del Tura

- Compare homes
- Prepare your offer
- Plan for closing



WELCOME TO DEL TURA

Dear Prospective Buyer,

Thank you for considering a home in Del Tura Golf & Country Club. Del Tura combines an active 55+ lifestyle, a welcoming neighborhood atmosphere, on-site golf, resort-style amenities, and convenient access to Southwest Florida shopping, dining, healthcare, airports, and beaches.

This packet is designed to help you compare homes thoughtfully and understand the important differences between buying a manufactured home in a land-lease community and purchasing conventional real estate. It also identifies the property-specific information that should be confirmed before you make an offer.

Taylor Resort Homes, LLC can help you tour available homes, compare condition and value, prepare an offer, coordinate inspections and community approval, and guide you through closing and move-in. Our goal is to make the process understandable, organized, and comfortable from your first tour through the day you receive your keys.

Warm regards,

Jacki Wendorf
Taylor Resort Homes, LLC
(717) 250-0524 | JWendorf-Taylor@Outlook.com

Important

Community policies, fees, services, golf programs, and property details can change. Always review the current prospectus, lease, community rules, application requirements, seller disclosures, title documents, and property-specific cost information before purchasing.

DEL TURA AT A GLANCE

Del Tura Country Club is an active-adult manufactured home community located at 18621 N. Tamiami Trail in North Fort Myers, Florida. The community is managed by Hometown America and serves both seasonal residents and year-round Floridians.

Community type	55+ active-adult manufactured home community
Location	North Fort Myers, Florida
Housing	Resident-owned manufactured homes on leased homesites
Golf	27-hole Presidential course with multiple tee options
Official amenity highlights	Clubhouse, fitness center, golf course and driving range, golf pro shop, pickleball, restaurant and pub, swimming pools, and whirlpool spa
Nearby convenience	Official community information notes shopping and restaurants nearby, downtown Fort Myers approximately 9 miles away, and medical facilities approximately 8 miles away.

Why Buyers Consider Del Tura

- Active social environment with opportunities to meet neighbors and participate in community life
- On-site golf and practice facilities
- A broad mix of recreation, fitness, dining, and relaxation amenities
- A choice of home sizes, layouts, locations, updates, and price points
- Convenient North Fort Myers location for shopping, dining, healthcare, travel, and recreation
- Options for seasonal Florida living or full-time residency

Location Snapshot

The official community page describes Del Tura as approximately 1 mile from grocery stores, shopping, and restaurants; 9 miles from downtown Fort Myers; 25 miles from Fort Myers Beach; and 8 miles from medical facilities. Distances are approximate and should be checked for your preferred route.

Jacki Wendorf | (717) 250-0524 | JWendorf-Taylor@Outlook.com

Golf (not included in lot rent – see golf rates enclosed)

- 27-hole executive golf course designed by Ron Garl
- Three distinct 9-hole courses (North, South & West)
- Driving range (including aqua range)
- Putting green
- Chipping and bunker practice area
- PGA golf instruction available
- Golf Pro Shop
- Men's and Women's Golf Associations
- Couples golf events and tournaments

INCLUDED AMENITIES

Amenities are a major part of the Del Tura lifestyle. Access, hours, fees, reservations, guest policies, and program availability may vary, so buyers should confirm current details with community management.

Clubhouses & Social Facilities

- Large main clubhouse (approximately 40,000 sq. ft.)
- Ballroom and entertainment stage
- Meeting rooms
- Card rooms
- Billiards room
- Ceramics Room
- Library
- Elevator access
- Hair salon
- Barber Shop

Swimming & Wellness

- 5 heated swimming pools
- 5 whirlpool spas
- Sauna
- Fitness center

Sports & Recreation

- Pickleball courts

- Tennis courts
- Bocce ball courts
- Shuffleboard courts
- Horseshoes
- Walking throughout beautifully landscaped grounds and nature trail
- Softball leagues
- Corn Hole Courts

Dining & Socializing

- The Fountain Grille
- Poolside Pub
- Courtyard

Clubs & Hobby Groups

Residents can participate in dozens of organized clubs, including:

- Bridge
- Mahjong
- Canasta
- Dominoes
- Euchre
- Pinochle
- Arts & crafts
- Social clubs
- Dance clubs
- Veterans groups
- Volunteer organizations

Entertainment & Events

- Live entertainment
- Holiday celebrations
- Dances
- Concerts
- Community dinners

Golf Information

Del Tura Golf Club describes its course as a 27-hole Presidential layout designed to be enjoyable for beginning golfers while still offering a challenge for experienced players. The practice facility includes a driving range, practice putting green, and chipping and bunker green. Lessons may be available through PGA golf professionals.

Golf Memberships

Premier Membership

Membership at Del Tura Golf & Country has its privileges!

Membership Rates

Owners and residents of Del Tura Golf & Country Club have the choice of annual memberships or the seasonal membership, which runs for 6 consecutive months from the date of inception.

Annual Individual – $2,915
Annual Couples–$3,960

Seasonal Single – $2,365
Seasonal Couple – $3,289

Please note: Memberships are only available to Del Tura Owners and Residents, and all membership prices include 6.5% sales tax.

Membership Benefits

- **USGA** Handicap
- Access to our weekly Men's and Women's Golf Associations
- Unlimited use of the all **grass** tee practice facility
- Unlimited Golf with use of personal golf car
- Discounted Merchandise
- The Friday Couples Scramble
- Exclusive Member Only Events
- Preferred Tee Times in Season
- And much, much more!

Jacki Wendorf | (717) 250-0524 | JWendorf-Taylor@Outlook.com

THE HOMES IN DEL TURA

Del Tura includes manufactured homes in a range of ages, sizes, layouts, locations, and conditions. Many homes have two or three bedrooms, two bathrooms, Florida rooms or enclosed lanais, patios, carports or garages, and indoor or exterior storage. Some homes may overlook the golf course, lakes, preserves, or landscaped neighborhood areas.

Compare More Than the Asking Price

Home & Site	Systems & Ownership Costs
☐ Floor plan and room sizes	☐ Roof age and condition
☐ Storage and parking	☐ HVAC age and service history
☐ Homesite location and view	☐ Water heater age
☐ Sun exposure and outdoor living	☐ Plumbing and electrical condition
☐ Accessibility and entry steps	☐ Windows, doors, tie-downs, and storm protection
☐ Interior updates and overall condition	☐ Insurance availability and cost
☐ Potential for future improvements	☐ Monthly community fee and included services

Manufactured Home Title

A manufactured home on leased land is personal property. Taylor Resort Homes, LLC collects from the buyer, sales tax of 6.5% on the first $5,000 and 6% on the remainder per Lee County tax guidelines.

Jacki Wendorf | (717) 250-0524 | JWendorf-Taylor@Outlook.com

UNDERSTANDING LAND-LEASE OWNERSHIP

In a land-lease community, you purchase and own the manufactured home, but you lease the homesite from the community owner. This creates two separate financial components: the purchase and ownership of the home, and the continuing monthly cost to lease the site and participate in the community.

What the Monthly Community Fee May Support

- Use and maintenance of community amenities and common areas
- Professional community management and administration
- Community roads, landscaping, or services identified in the lease or prospectus
- Other community-provided services specifically listed for the homesite

. Manned Front Gate

The exact amount and inclusions can differ by homesite and may change over time. Some listings may refer to low-fee or different fee categories. Obtain the exact current amount for the home being considered and ask when the next increase may occur.

Property Taxes

In Lieu of property taxes for your home and land, you will pay pass through tax annually. The pass through tax is your portion of the overall community property tax bill. If you have further questions or concerns, please reach out to the Hometown America office as they are the experts on the community.

Benefits Buyers Often Value

- Access to a developed community and extensive amenities without purchasing the underlying land
- A potentially lower home purchase price than a comparable home-and-land property
- Professional maintenance of shared amenities and common areas
- A built-in social and recreational environment

Important Tradeoffs

- The monthly site fee continues as long as you live in the community
- Fees and rules may change subject to the lease, prospectus, and applicable law
- The buyer must qualify for community residency and comply with community rules
- Resale value is influenced by the home condition, market demand, site fee, community policies, insurance, and financing availability

Documents to Review Before Closing

Current prospectus

Jacki Wendorf | (717) 250-0524 | JWendorf-Taylor@Outlook.com

THE BUYING PROCESS

1. Set your priorities	Decide on your budget, preferred move date, and the home and neighborhood features that matter to you.
2. Tour and compare homes	Compare condition, layout, parking, and included features. Review available disclosures and ask about ongoing costs.
3. Sign the Offer to Purchase	Your representative will help you prepare the offer. Taylor Resort Homes will provide the lot rent amount for the home you are purchasing.
4. Complete your inspection	If you elect an inspection, complete it by the deadline in your signed offer. The standard offer form specifies five business days when the inspection option is selected.
5. Get community approval	After both parties sign the offer, submit the preapproval paperwork and follow the emailed BoomScreen instructions. Hometown America must approve your residency before closing.
6. Sign and return documents	Choose email or FedEx for delivery of your closing documents and instructions. Sign in blue ink and return the documents by FedEx to the address provided. The seller receives documents the same way and mails them back with the signed titles.
7. Close and receive your keys	You will typically receive your keys and take possession at 7:00 a.m. on closing day. Your Taylor Resort Homes representative will confirm the handoff time.
8. Receive titles and sign the lease	Taylor Resort Homes applies for the new titles and sends them to you once issued in your name. After you receive your new titles, sign your lot rental agreement with Hometown America.

Prorated checks at closing

If you owe prorated lot rent, make your check payable to the seller. If the seller owes you a prorated amount for the tax pass-through, CLIS, or both, the seller makes the check payable to you and returns it with their signed closing documents.

The tax pass-through is paid in arrears. For example, the tax pass-through paid in 2027 covers 2026.

Each prorated check is available to the payee on closing day. Checks can be delivered within Del Tura, picked up, or mailed.

Jacki Wendorf | (717) 250-0524 | JWendorf-Taylor@Outlook.com

FREQUENTLY ASKED QUESTIONS

Is Del Tura a 55+ community?

Yes. Del Tura is marketed as a 55+ active-adult community. Buyers should review and satisfy the current age and occupancy requirements during community approval.

Do I own the land?

No. You purchase the manufactured home and lease the homesite under the community's land-lease documents.

Is golf included?

No, golf access, memberships, cart costs, leagues, and guest rates should be confirmed separately.

Can I finance the home?

Financing may be available through lenders that offer manufactured-home or chattel loans, subject to the home, borrower, title, age, condition, and lender requirements.

Are pets allowed?

Del Tura is a pet friendly community. All pets subject to current rules concerning number, type, size, breed, registration, and behavior. As part of the application process, you will receive the current pet policy.

Can family and friends visit?

Guest visits are generally part of community life, but registration, gate access, occupancy duration, age, parking, and amenity rules may apply. Refer to your prospectus.

Can I rent the home?

Rental or occupancy restrictions may apply. Review the current lease and rules before relying on rental income or seasonal rental use. This information can be viewed in your prospectus.

Can I make improvements?

Exterior changes, additions, landscaping, sheds, windows, roofs, and other alterations may require community approval, permits, and licensed contractors.

How long does approval take?

Timing varies based on the completeness of the application and community procedures. Apply promptly and do not assume approval until written confirmation is received.

What happens to the monthly fee after purchase?

Taylor Resort Homes, LLC will provide the lot rent amount during the offer process. After closing, once you receive the new titles in your name, you will sign your lot rental agreement with Hometown America.

Are taxes included?

Do not assume so. Ask about home taxes, registration or title-related charges, and any annual tax pass-through or other assessments applicable to the homesite.

What should I bring to a home tour?

Your priorities, budget range, move date, financing plan, pet information, questions about monthly costs, and a willingness to compare condition rather than appearance alone.

Jacki Wendorf | (717) 250-0524 | JWendorf-Taylor@Outlook.com

SOUTHWEST FLORIDA LIVING

Del Tura's North Fort Myers location provides access to the broader Fort Myers and Cape Coral area, Gulf Coast recreation, airports, healthcare, shopping, dining, parks, and cultural attractions. Travel times vary by season and traffic.

Everyday Convenience	Recreation & Visitors
• Grocery stores and retail	• Fort Myers Beach and Gulf Coast destinations
• Restaurants and services	• Golf, boating, fishing, kayaking, and parks
• Medical practices and hospitals	• Sanibel and Captiva area outings
• Downtown Fort Myers	• Spring training baseball and local sports
• Southwest Florida International Airport (RSW)	• Museums, theaters, festivals, and dining
• Punta Gorda Airport (PGD)	• Visits from family and friends
• Cape Coral and regional shopping	• Day trips throughout Southwest Florida

Seasonal Planning

Southwest Florida experiences heat, humidity, heavy rain, tropical weather, and seasonal traffic. Buyers should plan for hurricane preparation, home watch services during extended absences, pest control, HVAC maintenance, insurance deductibles, and secure storage of outdoor items.

Jacki Wendorf | (717) 250-0524 | JWendorf-Taylor@Outlook.com

Your Del Tura Contact

Jacki Wendorf | Independent Sales Representative
Taylor Resort Homes, LLC
Call or text: (717) 250-0524
Email: JWendorf-Taylor@Outlook.com

Taylor Resort Homes Team

Name	Role	Contact
Annette Graley	Licensed & Bonded Broker	941-740-2587
Arturo Cabrera	Sales Representative	239-810-5777 | Arturo0987@yahoo.com
Bonnie Moniz	Sales Representative	410-481-2944 | bonnie.taylorresorthomes@yahoo.com
Deb Stanton	Administration	210-416-7629
Jacki Wendorf	Sales Representative	717-250-0524 | JWendorf-Taylor@Outlook.com
Bobbi Leslie	Sales Representative	239-810-2629

Let’s find the home and lifestyle that fit you.

Jacki Wendorf Taylor
Resort Homes, LLC Call or
text: (717) 250-0524
JWendorf-Taylor@Outlook.com