TINY HOMES VILLAGE · ROCK ISLAND, TENNESSEE

Downsizing to Tiny Home Living: A Step-by-Step Guide

For anyone ready to sell the family house and start fresh. No tiny home needed yet.

Leaving a home you have lived in for years is a big step. It is also a chance to own less, spend less, and live closer to nature and neighbors. You don't need to know anything about tiny homes to begin. **Take it one step at a time, and do the steps in order.** The order matters most in Steps 2 and 3.

1 Decide what you want

- Set a monthly budget and a rough timeline.
- Think about what you truly want to keep.
- Start decluttering early. One room, one closet, one drawer at a time.
- Get a home valuation. Talk to a realtor before you list the house.

2 Find your tiny home community first

> **Choose where your home will live before you buy a home.**

- Each community has its own size rules and lot availability.
- Visit and take a tour. Walk the grounds and meet the staff.
- Ask exactly what is included in the lot rent.
- Read the lease from start to finish.
- Ask about rules, pets, utilities, and skirting requirements.

3 Then choose a tiny home builder

- Shop for a home only after you know your community's size limits.
- Check reviews. Visit the builder's lot or model homes.
- Get a written contract with a delivery date.
- Ask about delivery, set-up, and permits.
- Confirm the home meets your community's limits before you sign.

4 Sell your house and plan the move

- Time the sale of your house with your home's delivery date.
- Sell, gift, or donate furniture that won't fit.
- Plan for delivery, set-up, leveling, and utility hookups.

5 Move in and settle

- Add skirting and your finishing touches.
- Say hello to your neighbors. Take your time feeling at home.

⚠ Beware of Scams

Be extra careful on Facebook and Marketplace. If a deal looks too good to be true, it is.

- ! Never wire money, or pay by gift card, Zelle, or crypto to a stranger.
- ! Never pay a deposit on a home you haven't seen in person or on a live video call.
- ! Verify the seller or builder: a real business address, reviews, and references.
- ! Be wary of pressure, like "other buyers are waiting."
- ! Watch for fake rental and lot listings. Call the community directly.
- ! Get everything in writing.

Questions to ask any community

- [ ] What size homes do you accept?
- [ ] What does lot rent include?
- [ ] How are electric and other utilities billed?
- [ ] Are there one-time fees when I move in?
- [ ] How long is the lease?
- [ ] Are pets welcome?
- [ ] What are the skirting and set-up rules?
- [ ] Can I see a lot and the shared spaces in person?

Why Tiny Homes Village

A land-lease tiny home community in the Tennessee countryside of the Upper Cumberland. You lease a plot of land for your tiny home. You don't buy land.

- ✓ Lot rent $550/mo (water, septic, garbage)
- ✓ One-time village entry fee $550
- ✓ Wheels or skids, up to 12 x 42 ft, 500 sq ft
- ✓ Pavilion, grilling area, fire pit, mail center
- ✓ Electric: flat $50/month
- ✓ 12-month leases
- ✓ Pet friendly
- ✓ No short-term rentals

We're glad to help.

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