TINY HOMES VILLAGE · ROCK ISLAND, TENNESSEE

What It Costs to Live at Tiny Homes Village

Simple, predictable monthly costs. Here is what to expect.

We keep our pricing simple. **Most months, you pay one rent payment and one flat electric charge.** Water, septic, and garbage are already included. Here is everything you pay us, and the other costs you will want to plan for.

1 At lease signing

Item	Amount
Village entry fee (one-time)	$550
First month's rent	$550
Total due at signing	**$1,100**

> **The entry fee is non-refundable. It is not a deposit.**

2 Each month

Item	Amount
Lot rent, due the 1st Includes water, septic, and garbage collection	$550
Electric, flat rate Starts after you have lived here about 30 days	$50
Monthly total to THV	**$600**

No separate water, septic, or garbage bills. No individual electric meters.

3 How you pay

- Autopay is required. A bank draft (ACH) is preferred.
- Card payments carry a 3% processing fee. On $550 rent, that is $16.50.
- Late fee: 10% if rent isn't received by the 6th. On $550 rent, that is $55.

4 Your lease

- 12-month leases. You lease the land; you don't buy it.
- Renew at least 60 days before your lease ends.
- No short-term rentals, Airbnb, or subletting.

5 Costs to plan for on your own

- Your tiny home.
- Delivery, tow, set-up, leveling, and hookups, arranged with your builder or hauler. We can share contacts on request.
- Propane/gas tank enclosure (within 30 days of moving in).
- Skirting (within 90 days of moving in).
- Things like propane, internet, insurance, and groceries.

My monthly budget

Lot rent	$550
Electric (flat)	$50
Propane	$_____
Internet / phone	$_____
Insurance	$_____
Food and household	$_____
Other	$_____
My total	**$_____**

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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