

**Cedar Manor**  
**DISCLOSURE OF RENT,**  
**FEES, SERVICES CHARGES, ASSESSMENTS, and UTILITY CHARGES**  
**MONTH-TO-MONTH LEASE**

**1. Monthly Rent and Rent-Related Charges**

Base Rent	\$445.00
<u>Surcharges</u>	
Surcharge	\$15.00 in new section Phases 1 & 2
Surcharge	\$30.00 in new section Phase 3
Surcharge	\$15.00 for double-wide lots in the new section Phases 1,2 & 3
Tenants	\$0.00
Vehicles	\$0.00
Pets	\$0.00
Shed Rental	\$0.00
Discount	\$20.00 if rent is received by the 1st of the month

**2. Miscellaneous Fees**

Application Fee	\$35.00 Per application; everyone over 18 must apply
Credit Check	\$0.00
Criminal Check	\$0.00
Lawn Cutting	\$25.00 1st cut; \$75 for 2nd and subsequent cuts
Late Fee for Rent Received after the 5	\$30.00
Returned Check Fee	\$30.00
Court Filing for Rent/Rules Violations	Court-Assessed Filing Costs
Security Deposit	\$100.00
Miscellaneous Fees	N/A

**3. Utility Charges**

Water Service	Included with Monthly Rent
Sewer Service	Included with Monthly Rent
Trash Service	Included with Monthly Rent, 6 bag/week limit
Electric Service	Not Included or Provided by Community
Cable Service	Not Included or Provided by Community
Oil Service	Not Included or Provided by Community
Natural Gas Service	Not Included or Provided by Community
Propane Service	Not Included or Provided by Community