

Ridge View Terrace

This document contains important information regarding your legal rights and your financial obligations in leasing or renewing or signing a new lease for a manufactured home space. Make sure that you read the entire document and seek legal advice if you have any questions regarding the information stated in this document.

The statements contained in this disclosure are only summary in nature. A prospective lessee should refer to all references, including all lease or rental agreement documents as well as any rules and regulations that have been established for the manufactured home community. Oral representations should not be relied on as correctly stating the representations of the manufactured home community owner or operator.

Instead, you should refer to the lease or rental agreement and required disclosure documents for correct representations. You should also refer to the act of November 24, 1976 (P.L.1176, No.261), known as the Manufactured Home Community Rights Act, to become familiar with your obligations and rights as a manufactured home resident.

You have **five calendar days** from the date you received this documentation to cancel your agreement in writing to the manufactured home community owner or operator.

Ridge View Terrace
DISCLOSURE OF RENT,
FEES, SERVICES CHARGES, ASSESSMENTS, and UTILITY CHARGES
MONTH-TO-MONTH LEASE

1. Monthly Rent and Rent-Related Charges

Base Rent	\$600.00
<u>Surcharges</u>	
Surcharge	\$2.50 Recycling Fee
Surcharge	\$0.00
Surcharge	\$0.00
Tenants	\$0.00
Vehicles	\$0.00
Pets	\$0.00
Shed Rental	\$0.00
Discount	\$0.00

2. Miscellaneous Fees

Application Fee	\$30 per applicant; \$10 additional surcharge per applicant for offline/paper submissions
Lawn Cutting	\$25.00 1st cut, \$75 for second and subsequent cuts
Late Fee for Payments Received after the <u>10</u>	\$35.00
Returned Check Fee	\$35.00
Court Filing for Rent/Rules Violations	Court-Assessed Filing Costs
Security Deposit	Equal to One Month's Rent
Miscellaneous Fees	\$120.00 Attorney Fee for filing in District Court; \$600 Attorney Fee for filing in Common Pleas Court; Certified Mailing Fees at USPS rates

3. Utility Charges

Water Service	\$7.656/1000 gallons used, billed monthly
Sewer Service	\$27.02 + \$4.77/100 cubic feet for usage over 333 cubic feet, billed monthly
Trash Service	Included with Monthly Rent, 4 bag/week limit
Electric Service	\$0.13/KWH used up to 1000 KWH; \$0.11/KWH used if > 1000 KWH, billed monthly
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

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