

## Walnut Meadows

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.

**Walnut Meadows**  
**DISCLOSURE OF RENT,**  
**FEES, SERVICES CHARGES, ASSESSMENTS, and UTILITY CHARGES**  
**MONTH-TO-MONTH LEASE**

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

|                   |          |                                       |
|-------------------|----------|---------------------------------------|
| Base Rent         | \$861.00 | Current resident's rent may be lower. |
| <u>Surcharges</u> |          |                                       |
| Surcharge         | \$0.00   |                                       |
| Surcharge         | \$0.00   |                                       |
| Surcharge         | \$0.00   |                                       |
| Tenants           | \$0.00   |                                       |
| Vehicles          | \$0.00   | 2 vehicle limit                       |
| Pets              | \$0.00   | 1 pet permitted                       |
| Shed Rental       | \$0.00   |                                       |
| Discount          | \$10.00  | discount for ePay users               |

**2. Miscellaneous Fees**

|   |  |
|---|--|
| Application Fee                                   | Everyone over 18 must apply. \$30 per applicant; \$10 additional surcharge for offline/paper submissions |
| Lawn Cutting                                      | \$100 forced mowing fee  |
| Late Fee for Payments Received after the <u>5</u> | \$25.00  |
| Returned Check Fee                                | \$35.00  |
| Court Filing for Rent/Rules Violations            | Court-Assessed Filing Costs  |
| Security Deposit                                  | Equal to 2 month's rent  |
| Miscellaneous Fees                                | \$275.00 Lease and document preparation fee; \$50.00 Water Deposit                                       |

**3. Utility Charges**

|                     |  |
|---------------------|--|
| Water Service       | Not Included or Provided by Community        |
| 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        |

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