

Shady Back Acres

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.

**Shady Back Acres
DISCLOSURE OF RENT,
FEES, SERVICES CHARGES, ASSESSMENTS, and UTILITY CHARGES
MONTH-TO-MONTH LEASE**

1. Monthly Rent and Rent-Related Charges

Base Rent	\$475.00
<u>Surcharges</u>	
Surcharge	\$12.00 monthly stormwater management 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 2nd and subsequent cuts
Late Fee for Payments Received after the <u>5</u>	\$45.00
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	\$5.00/1000 gallons used, billed monthly
Sewer Service	\$5.00/1000 gallons used, billed monthly
Trash Service	Not Included or Provided by Community
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

Revision Date: 6/11/2024