

## **Del-Brook Estates**

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.

**Del-Brook Estates  
DISCLOSURE OF RENT,  
FEES, SERVICES CHARGES, ASSESSMENTS, and UTILITY CHARGES  
MONTH-TO-MONTH LEASE**

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

Base Rent	\$480.00
<u>Surcharges</u>	
Surcharge	\$0.00
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Tenants	\$0.00
Vehicles	\$10.00 per vehicle over 2 vehicle limits
Pets	\$15.00 per small dog, \$25 per large dog, \$5 per cat. Refer to pet registration fees in Miscellaneous Fees (below).
Shed Rental	\$0.00
Discount	\$0.00

**2. Miscellaneous Fees**

Application Fee	\$30.00 per applicant; \$10 additional surcharge per applicant for offline/paper submissions
Lawn Cutting	\$50.00 per cut
Late Fee for Payments Received after the <u>5</u>	\$60.00
Returned Check Fee	\$45.00
Court Filing for Rent/Rules Violations	Court-Assessed Filing Costs
Security Deposit	Equal to one (1) month's rent
Miscellaneous Fees	\$25.00 certified letter fee Registration Fee: Cat/Dog Small (25 lbs or less) \$200.00, Dog (25lbs to 100) \$300.00 \$3.75 Utility Administrative Fee

**3. Utility Charges**

Water Service	Water provided by Dover Township. Per person share of total community water usage, billed monthly at \$39.00 + \$5.90/1000 gallons for usage over 6000 gallons
Sewer Service	Sewer provided by Dover Township. \$128.52 quarterly charge per household; billed monthly at \$42.84 per household.
Trash Service	Not included in rent or provided by community.
Electric Service	Not included in rent or provided by community.
Cable Service	Not included in rent or provided by community.
Oil Service	Not included in rent or provided by community.
Natural Gas Service	Not included in rent or provided by community.
Propane Service	Not included in rent or provided by community.

Revision Date: 9/10/2024