

Melody Lakes Country Club Estates

IMPORTANT NOTICE REQUIRED BY LAW

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.

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

1. Monthly Rent and Rent-Related Charges

Base Rent	\$941.00
<u>Surcharges</u>	
Surcharge	\$0.00
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Tenants	\$75.00 for 3rd or additional adult occupant (18 years of age or older)
Vehicles	\$0.00
Pets	\$0.00
Shed Rental	\$0.00
Discount	\$10 discount is applied 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	\$50
Late Fee for Payments Received after the <u>5</u>	\$75.00
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	\$10 per month for boat/rv storage; \$100 deposit for Clubhouse rental. Collection Fee: \$250 (If complaint is filed for unpaid rent. See Lease for details) Enforcement Fee: \$250 (If complaint filed for rules violations. See Lease for details) Certified Mail Fee: \$25.00 (if we have to send you a document by certified mail) \$300 Meter repair and Replacement Fee.

3. Utility Charges

Water Service	Included with Monthly Rent
Sewer Service	Billed Quarterly: First 4,500 gallons: Included with rent (No additional charge) 4,501 – 9,000 gallons: Billed at \$10.18 per 1,000 gallons Over 9,000 gallons: Billed at \$13.78 per 1,000 gallons
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

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