

## Penn Park

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.

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

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

Base Rent	\$720.00
<u>Surcharges</u>	
Surcharge	\$0.00
Surcharge	\$0.00
Surcharge	\$0.00
Tenants	\$0.00
Vehicles	\$0.00
Pets	\$10.00
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	\$25.00 Forced Mowing
Late Fee for Payments Received after the 5	\$70.00 if rent is paid after the 5th
Returned Check Fee	\$35.00
Court Filing for Rent/Rules Violations	Court assessed filing fees
Security Deposit	Equal to one month's rent
Miscellaneous Fees	\$300.00 Meter Repair/Replacement Fee

**3. Utility Charges**

Water Service	Included in Monthly Rent
Sewer Service	\$11.73/1,000 gallons for usage over 6000/qtr; \$15.24/1000 gallons for usage over 10,000/qtr; billed quarterly
Trash Service	\$18.00 per month
Electric Service	Paid by Tenant
Cable Service	Paid by Tenant
Oil Service	Paid by Tenant
Natural Gas Service	
Propane Service	Paid by Tenant

*Revision Date: 3/18/2025*