

Country View Estates (CV 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	\$456.00
<u>Surcharges</u>	
Surcharge	\$0.00
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Tenants	\$10.00 per person for the 1st and 2nd additional person, \$15 per person for the 3rd and 4th additional person
Vehicles	\$10.00 per additional vehicle beyond 2 parked at homesite
Pets	\$20.00 per month for dogs up to 40 pounds, \$30.00 per month for dogs over 40 pounds
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	\$30.00 /week if management has to maintain mowing and trimming of homesite
Late Fee for Payments Received after the 5	\$40.00
Returned Check Fee	\$35
Court Filing for Rent/Rules Violations	Court-Assessed Filing Costs
Security Deposit	Equal to one (1) month's rent
Miscellaneous Fees	\$5 administrative fee for water/sewer billing; Overflow Parking/Storage Area - \$10 per vehicle parked in overflow area, \$20 per trailer, boat and camper

3. Utility Charges

Water Service	\$14.75 flat fee (included in base rent charge) and \$0.007 per gallon used
Sewer Service	\$15.25 flat fee (included in base rent charge) and \$0.007 per gallon used
Trash Service	\$55 per quarter, \$49 for Seniors. Fee subject to change by Township.
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: 5/15/2025