

## **The Pines at West Penn**

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.

**The Pines at West Penn  
DISCLOSURE OF RENT,  
FEES, SERVICES CHARGES, ASSESSMENTS, and UTILITY CHARGES  
MONTH-TO-MONTH LEASE**

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

Base Rent	\$500.00 for Basic site Estate site: \$515.00 (\$15 surcharge) Jumbo site: \$565.00 (\$65 surcharge)
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Surcharges

Surcharge	\$0.00
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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	
Late Fee for Payments Received after the 5	\$45.00
Returned Check Fee	\$30.00
Court Filing for Rent/Rules Violations	USPS Rates
Security Deposit	Equal to one (1) month's rent
Miscellaneous Fees	\$2.50/sq ft. for additional stone; \$4.50/sq ft. for additional paving; \$6.50/sq ft. for unfinished concrete; \$60.00/hour for Machine excavation; \$30.00/hour for labor + cost of materials

**3. Utility Charges**

Water Service	Included with Monthly Rent
Sewer Service	\$50.00 per month
Trash Service	Included with Monthly Rent, 4x 30-gallon bag limit. Tenant billed for bulk item disposal.
Electric Service	Paid by Tenant
Cable Service	Paid by Tenant
Oil Service	Paid by Tenant
Natural Gas Service	Not Available
Propane Service	Paid by Tenant

*Revision Date: 7/17/2025*