

Benny's Mobile Home 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.

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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	\$700.00
<u>Surcharges</u>	
Surcharge	\$0.00
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Tenants	\$25.00 per additional occupant (over 2)
Vehicles	\$25.00 per additional vehicle (over 1)
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 per applicant for offline/paper submission.
Lawn Cutting	\$25 Forced Mowing Fee
Late Fee for Payments Received after the 5	\$75.00 if Rent Received after the 5th.
Returned Check Fee	\$35
Court Filing for Rent/Rules Violations	Court assessed filing fees
Security Deposit	Equal to one month's rent
Miscellaneous Fees	\$300 Meter Repair/Replacement Fee

3. Utility Charges

Water Service	Included in monthly rent
Sewer Service	\$11.73/1,000 gallons for usage over 6,000 gallons/quarter; \$15.24/1,000 gallons usage over 10,000/quarter; billed quarterly
Trash Service	\$18.00 per month
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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