

## Hillside Manor

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.

# Hillside Manor

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

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

|                   |                                            |
|-------------------|--------------------------------------------|
| Base Rent         | \$440.00                                   |
| <u>Surcharges</u> |                                            |
| Surcharge         | \$0.00                                     |
| Surcharge         | \$0.00                                     |
| Surcharge         | \$0.00                                     |
| Tenants           | \$20.00 Per additional resident over five. |
| 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                                      | \$75.00 forced mowing fee                                                                 |
| Late Fee for Payments Received after the <u>5</u> | \$40.00                                                                                   |
| Returned Check Fee                                | \$50.00                                                                                   |
| Court Filing for Rent/Rules Violations            | Court-Assessed Filing Costs                                                               |
| Security Deposit                                  | \$100.00                                                                                  |
| Miscellaneous Fees                                | Certified Mail Fees at USPS rates                                                         |

### 3. Utility Charges

|                     |                                                               |
|---------------------|---------------------------------------------------------------|
| Water Service       | \$60.00+\$0.95/100 gallons for usage >2500 gallons, Per month |
| Sewer Service       | Flat fee of \$55.66/month invoiced with Rent                  |
| 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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