

## **Lincoln Crest**

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.

**Lincoln Crest**  
**DISCLOSURE OF RENT,  
FEES, SERVICES CHARGES, ASSESSMENTS, and UTILITY CHARGES  
MONTH-TO-MONTH LEASE**

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

|                   |          |
|-------------------|----------|
| Base Rent         | \$575.00 |
| <b>Surcharges</b> |          |
| Surcharge         | \$0.00   |
| Surcharge         | \$0.00   |
| Surcharge         | \$0.00   |
| 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   | \$25.00 1st cut; \$75 for 2nd and subsequent cuts   |
| Late Fee for Payments of Rent, Miscellaneous Fees, and Utility Charges Received after the <u>5</u> | \$50.00   |
| Returned Check Fee   | \$35.00   |
| Court Filing for Rent/Rules Violations   | Court-Assessed Filing Costs   |
| Security Deposit   | Equal to one month's rent/sewer fee   |
| Miscellaneous Fees   | \$125.00 Legal Fee for filing in District Court; \$600.00 Legal Fee for filing in Court of Common Pleas; \$600.00 Legal Fee for filing in Bankruptcy Court; \$300 meter repair/reconnection/replacement fee |

**3. Utility Charges**

|                     |                                       |
|---------------------|---------------------------------------|
| Water Service       | \$95.00 per month                     |
| Sewer Service       | \$120.00 per month                    |
| Trash Service       | \$16 per month, billed monthly        |
| Electric Service    | \$0.15/KWH used, billed monthly       |
| 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 |

## **The Cottages at Lincoln Crest**

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# The Cottages at Lincoln Crest

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

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

|                          |                         |
|--------------------------|-------------------------|
| Base Rent                | \$575.00                |
| <u><b>Surcharges</b></u> |                         |
| Surcharge                | \$0.00                  |
| Surcharge                | \$0.00                  |
| Surcharge                | \$0.00                  |
| Tenants                  | \$0.00                  |
| Vehicles                 | \$0.00                  |
| Pets                     | \$10.00 per pet / month |
| 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   | \$25.00 1st cut; \$75 for 2nd and subsequent cuts  |
| Late Fee for Payments of Rent, Miscellaneous Fees, and Utility Charges Received after the <u>5</u> | \$50.00  |
| Returned Check Fee   | \$35.00  |
| Court Filing for Rent/Rules Violations   | Court-Assessed Filing Costs  |
| Security Deposit   | Equal to one month's rent  |
| Miscellaneous Fees   | \$125 Legal Fee for filing in District Court; \$600 Legal Fee for Filing in Court of Common Pleas; \$600 Legal Fee for filing in Bankruptcy Court. |

### 3. Utility Charges

|                     |   |
|---------------------|---|
| Water Service       | Not Provided by Community. Provided and Billed by PAWC. |
| Sewer Service       | Not Provided by Community. Provided and Billed by PAWC. |
| Trash Service       | \$16 per month, paid with rent                          |
| 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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