



LITTLE MOUNTAIN ESTATES
Effective January 1, 2026

DISCLOSURE OF FEES

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 (the "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.

In accordance with the Act, you are hereby notified of the following rent, fees, service charges, assessments and utility charges that are/may be applicable to your tenancy in the Community, whether provided by the Landlord or a third party:



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| FEE SCHEDULE | |
|--|--|
| Lot Rent Single Lot | \$479 |
| Lot Rent Combined Lot | \$489 |
| Security Deposit | \$100 |
| Application Fee (Credit, Criminal & Background) | \$50 per 18+ years old |
| Returned Check Fee | \$35 |
| Late Fee | 10% |
| Extra Vehicle Fee | \$25 |
| Pet Fee (dogs) | \$10 |
| Abandoned home storage fee -Single lot | \$479 |
| Abandoned home storage fee – Combined lot | \$489 |
| Certified Mail Fee | \$25 |
| MS4 Stormwater Fee | 7.94 |
| Failure to perform lawncare (mow or trim) | \$50 each occurrence |
| Water (Metered) | \$9.50 + 9.0511/1000 gallons plus \$6.25 admin |
| Sewer | \$65.00 plus \$6.25 infrastructure fee |
| Trash | \$45.00 |
| Internet Services | Per Provider |
| Cable/Satellite TV | Per Provider |
| Electricity | Per Provider |
| Fuel | Per Provider |
| Court Appearance Fee | \$60 |
| Eviction Fee | \$135 |
| Administrative Fee for any work performed and paid for by Landlord that is outlined as Resident's responsibility pursuant the Lease agreement. | 20% of actual invoice |

hereby acknowledge receipt of this Disclosure of Fees.

Signature Print Name _____ Date _____ Time

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