

Effective as of 01/01/2023

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27 Upper Loop Rd Leesport, PA 19533 | [www.fairviewmhp.com](http://www.fairviewmhp.com) | 484-662-3965

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.

# FAIRVIEW MHP, LLC DISCLOSURE OF FEES

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Fax Number : 484-671-3735

I, \_\_\_\_\_, agree to pay the following fees and charges.

- 1. **BASE HOMESITE RENT PER MONTH (SINGLE LOT).....\$500.00**
- BASE HOMESITE RENT PER MONTH (DOUBLE WIDE LOT).....\$560.00**

For any new residents who moved in after 03-01-2020.....\$535.00

For any new residents who moved in after 03-01-2023.....\$635.00

## 2. FEES:

- New Resident Application (Per Adult - paper application).....\$55.00
- Late Fee for Rent Received after 5PM on the 5th day of the month.....\$50.00
- Returned Check Fee.....\$45.00
- Certified Mail Fee ..... \$7.00
- Court Filing Fee.....Court Assessed Costs
- Administrative Fee due to court filing (attorney fee).....\$150.00
- Homesite Grass Fee.....Minimum Charge \$50.00
- Violation Fee.....Minimum Charge \$50.00 with 2nd Violation
- Security Deposit.....\$500.00-\$635.00
- Pet Fee ..... \$250.00
- Additional Car Fee (for more than 2 cars).....\$50.00 per car
- Pool Surcharge Fee (for months when pool is up, due to additional water usage).....\$50.00 per month

3. **ABANDONED HOME STORAGE FEE.....\$500.00-\$700.00**

4. **ABANDONED VEHICLE STORAGE FEE.....TBD**

## 5. UTILITY CHARGES

- Water.....**INCLUDED IN MONTHLY RENT**
- Sewer.....**INCLUDED IN MONTHLY RENT**
- Snow plowing of main roads.....**INCLUDED IN MONTHLY RENT**
- Trash/Recycling .....**NOT INCLUDED IN MONTHLY RENT**
- Electricity.....**NOT INCLUDED IN MONTHLY RENT**

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