

FAIRVIEW MHP, LLC DISCLOSURE OF FEES

Effective as of 02/01/2026

27 Upper Loop Rd Leesport, PA 19533 | info@fairviewmhp.com | 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.

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I, _____, agree to pay the following fees and charges.

1. BASE HOMESITE RENT PER MONTH (SINGLE LOT).....\$565.00

For any new residents who moved in after 03-01-2020.....\$600.00

For any new residents who moved in after 03-01-2023.....\$700.00

For any new residents who moved in after 06-01-2025.....\$735.00

2. FEES:

New Resident Application (Per Adult - paper application).....\$95.00

Late Fee for Rent Received after 5PM on the 5th day of the month.....\$50.00

Returned Check Fee.....\$45.00

Court Filing Fee.....Court Assessed Costs

Administrative Fee due to court filing (attorney fee).....\$150.00

Homesite Grass Fee.....Minimum Charge \$50.00

Security Deposit.....\$735.00

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

Vehicle Tag (After 2nd vehicle or replacement tags)\$5.00

3. ABANDONED HOME STORAGE FEE.....\$565.00-\$735.00

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/RecyclingNOT INCLUDED IN MONTHLY RENT

Electricity.....NOT INCLUDED IN MONTHLY RENT

Initial here

I hereby acknowledge receipt of this Fairview MHP, LLC Disclosure of Fees.

Name (Print)

Signature

Date

Name (Print)

Signature

Date

Management Signature

Date