

IN ORDER FOR US TO PROCESS YOUR APPLICATION, WE NEED:

- 1. Proof of Income**
- 2. Copy of Social Security Card and Driver's License**
- 3. Application fee of \$35.00 per Applicant age 18 and Older-Check or Money Order Only Payable to Victoria Manor Estates.**
- 4. Fully Completed Application**

Your application will not be processed without the above.

Please mail your completed application to Property Management, Inc., Manufactured Housing Division, P.O. Box 622, Lemoyne, PA 17043

Telephone: 730-4141 Fax: 730-4140

RENTAL APPLICATION PROPERTY MANAGEMENT, INC.

<p>Please state All names In which the Title of the home will be in</p> <p>1 _____</p> <p>2 _____</p> <p>3 _____</p> <p>4 _____</p>	Property Victoria Manor Estates
	Lot Number
	Base Rent
	Security Deposit \$100.00
	Pet Fee \$10.00
	Pet Security \$0.00
	Additional Fees
	Expected Move In Date
	Approval Date

APPLICANT INFORMATION

FULL NAME - LAST, FIRST, MIDDLE

BIRTHDATE _____ NUMBER OF OTHER OCCUPANTS _____

SOCIAL SECURITY NUMBER _____ DRIVERS LICENSE NUMBER _____

PRESENT STREET ADDRESS _____

CITY, STATE ZIP CODE _____

HOME PHONE NUMBER _____ HOW LONG AT ADDRESS
YEARS: _____ MONTHS: _____

RESIDENTIAL STATUS: HOMEOWNER, RENTER, OTHER _____

LANDLORD or MORTGAGE HOLDER _____

PHONE NUMBER _____ CURRENT RENT/MORTGAGE _____

PREVIOUS ADDRESS _____

HOW LONG AT PREVIOUS ADDRESS YEARS: _____ MONTHS: _____

PRIOR LANDLORD NAME & PHONE # _____

CO-APPLICANT INFORMATION

FULL NAME - LAST, FIRST, MIDDLE

BIRTHDATE _____ NUMBER OF OTHER OCCUPANTS _____

SOCIAL SECURITY NUMBER _____ DRIVERS LICENSE NUMBER _____

PRESENT STREET ADDRESS _____ MONTHS: _____

CITY, STATE ZIP CODE _____

HOME PHONE NUMBER _____ HOW LONG AT ADDRESS
YEARS: _____ MONTHS: _____

RESIDENTIAL STATUS: HOMEOWNER, RENTER, OTHER _____

LANDLORD or MORTGAGE HOLDER _____

PHONE NUMBER _____ CURRENT RE MONTHS: _____

PREVIOUS ADDRESS _____

HOW LONG AT PREVIOUS ADDRESS YEARS: _____ MONTHS: _____

PRIOR LANDLORD NAME & PHONE # _____

LIST ALL OTHER PERSONS WHO WILL BE LIVING IN THE UNIT. GIVE RELATIONSHIP TO APPLICANT.

#	FULL NAME - LAST, FIRST, MIDDLE	RELATIONSHIP	BIRTHDATE	SEX	SOCIAL SECURITY NUMBER
1					
2					
3					
4					
5					
6					

DO YOU EXPECT ANY ADDITIONS TO THE HOUSEHOLD WITHIN THE NEXT TWELVE MONTHS? IF SO, NAME/RELATIONSHIP

BANK/CREDIT REFERENCES

CHECKING _____ ACCOUNT # _____

SAVINGS _____ ACCOUNT # _____

OTHER _____

BANK/CREDIT REFERENCES

CHECKING _____ ACCOUNT # _____

SAVINGS _____ ACCOUNT # _____

OTHER _____

APPLICANT INFORMATION**EMPLOYMENT**

EMPLOYER

CITY, STATE

PHONE NUMBER

FAX NUMBER

JOB TITLE OR OCCUPATION

HIRE DATE

HOURLY RATE

SUPERVISOR

HOURS PER WEEK

PREVIOUS EMPLOYER

EMPLOYED FROM - TO

PHONE NUMBER

OTHER INCOME - OTHER JOB, ALIMONY, CHILD SUPPORT, ETC.

MONTHLY AMOUNT

MAKE AND MODEL OF VEHICLE

COLOR

VIN#

LICENSE PLATE #

RELATIVE LIVING CLOSEST/RELATIONSHIP

RELATIVE ADDRESS

PHONE NUMBER

CO-APPLICANT INFORMATION**EMPLOYMENT**

EMPLOYER

CITY, STATE

PHONE NUMBER

FAX NUMBER

JOB TITLE OR OCCUPATION

HIRE DATE

HOURLY RATE

SUPERVISOR

HOURS PER WEEK

PREVIOUS EMPLOYER

EMPLOYED FROM - TO

PHONE NUMBER

OTHER INCOME - OTHER JOB, ALIMONY, CHILD SUPPORT, ETC.

MONTHLY AMOUNT

MAKE AND MODEL OF VEHICLE

COLOR

VIN#

LICENSE PLATE #

RELATIVE LIVING CLOSEST/RELATIONSHIP

RELATIVE ADDRESS

PHONE NUMBER

IF THE ANSWER IS 'YES' TO ANY OF THE FOLLOWING QUESTIONS, PLEASE EXPLAIN ON AN ATTACHED SHEET. ENTER 'YES' OR 'NO' IN EACH COLUMN IF APPLICABLE.

	APPLICANT	CO-APPLICANT
[1] HAVE YOU DECLARED BANKRUPTCY WITHIN THE LAST TEN YEARS?		
[2] HAVE YOU EVER BEEN EVICTED FROM A PROPERTY?		
[3] HAVE YOU HAD ANY JUDGMENTS, REPOSSESSIONS, GARNISHMENTS OR OTHER LEGAL PROCEEDINGS FILED AGAINST YOU WITHIN THE LAST SEVEN YEARS?		
[4] HAVE YOU EVER BEEN CONVICTED OF A CRIME? IF YES, PLEASE PROVIDE SPECIFICS FOR ALL CRIMES FOR WHICH YOU HAVE BEEN CONVICTED.		
[5] HAVE YOU EVER REFUSED TO PAY RENT AT ANY RESIDENCE?		
[6] DO YOU HAVE ANY PAST OBLIGATIONS TO OR INSURED BY ANY AGENCY OF THE FEDERAL GOVERNMENT?		
[7] ARE YOU A CO-MAKER OR GUARANTOR ON A NOTE? FOR WHOM? HOW MUCH?		
[8] DO YOU HAVE ANY PETS? IF YES, CAT OR DOG? BREED:		
[9] HAVE YOU REVIEWED THE PARK RULES AND REGULATIONS?		

I / WE HAVE PAID THE \$35.00 PER PERSON (NON REFUNDABLE) APPLICATION FEE PAYABLE TO PROPERTY MANAGEMENT INC.

PLEASE READ CAREFULLY - APPLICANT'S CERTIFICATION AND AGREEMENT

I HEREBY CERTIFY THAT THE FACTS SET FORTH IN THE ABOVE APPLICATION ARE TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT IF INCOMPLETE OR FALSE INFORMATION IS PROVIDED ON THE APPLICATION, IT MAY BE REJECTED ON THIS BASIS. IF ACCEPTED, FALSIFIED STATEMENTS ON THIS APPLICATION SHALL BE CONSIDERED SUFFICIENT CAUSE FOR EVICTION. YOU ARE HEREBY AUTHORIZED TO MAKE INVESTIGATION OF MY RENTAL HISTORY, CRIMINAL HISTORY, COURT RECORDS, CREDIT AND FINANCIAL HISTORIES, AND EMPLOYMENT THROUGH ANY INVESTIGATION OR CREDIT AGENCIES OF YOUR CHOICE.

APPLICANT

DATE

CO-APPLICANT

DATE

Dear Prospective Applicant,

In an effort to help you understand the manner in which we evaluate your qualifications to become a resident and to assist you in determining for yourself whether you qualify prior to submitting an Application for Residency, the following are the company's basic policies.

It is the policy that any person of legal age has the right to submit an Application for Residency. Each application will be evaluated in a fair and uniform manner based on credit worthiness, including but not limited to income stability, rental history and credit history. Applicants who successfully meet the foregoing criteria must pass a criminal background check. All applicants are reviewed without regard to race, color, sex, religion, national origin, handicap or martial status.

INCOME Income can usually be verified over the phone with your employer. If your employer is unwilling to verify your income you must have your employer sign an "Income Verification" form. If you are self-employed a signed copy of your federal income tax return for the previous year and/or quarter will be required. If your income is from social security, pensions, alimony, etc...written verification of the monthly amount you receive will be required.

RENTAL HISTORY Rental history can usually be verified over the phone with your landlord(s). If your landlord(s) is unwilling to provide the details of your tenancy, you must have your landlord sign a "Landlord Reference" form.

CREDIT & CRIMINAL HISTORY Your signature on the Application for Residency allows us to obtain your credit history and criminal background check where available to us under the Fair Credit Reporting Act or other applicable laws. A history of meeting payments as required on your credit obligations will receive favorable consideration. If your credit history reflects a pattern of slow payments, collection accounts, write offs or indicates housing suits or judgements for non-payment of rent you will not receive favorable consideration. A lack of credit history does not necessarily result in unfavorable consideration.

We consider your basic monthly housing expense to be the sum of the total monthly rent and the monthly loan payment on your manufactured home. As a guideline, the basic monthly housing expense should be from twenty-eight to thirty percent (28-30%) or less of your gross monthly income. Other housing expenses and outstanding debt may have an impact on your ability to meet the basic monthly housing expense.

Your Application for Residency must be submitted to the Central Office at the above address along with a \$35.00 per adult non-refundable processing fee, and a copy of your social security card and picture of your drivers license as proof of identification.

ONLY COMPLETED APPLICATIONS WITH YOUR SIGNATURE WILL BE ACCEPTED.

We hope that the foregoing description of our basic policies has helped you in evaluating your qualifications to become a resident.

IMPORTANT INFORMATION REGARDING PURCHASE AND POSSESSION OF HOME

BUYER(S) RESPONSIBILITIES

- **Application for Residency must be approved by Landlord or Landlords Agent.
- **Lease, Guidelines, Pet Agreement, Act 261 Important Notice and all documents associated with the lease must be signed before the premises can be occupied.
- **Home must be owner occupied.
- **One or more of the following will be required to show proof of ownership:
 - A copy of the notarized title (front & back)
 - A copy of the title transfer form (MV-4ST)
 - A copy of the sales agreement
 - A copy of the Purchase Agreement and Financing Agreement
- **A copy of Insurance binder or original policy providing Homeowners Insurance.
A complete copy of the Insurance Policy must be submitted within 30 days.

SELLER(S) RESPONSIBILITIES:

- **Rental account must be paid in full.
- **Home and home site must meet community standards, per the Community Lease and/or Guidelines.
- **Tax certification (from local tax collector) must be submitted to PMI.
- **Pro-ration of rent between Buyer and Seller (if applicable). Sellers must be paid through the end of the month in which settlement occurs. If settlement occurs mid month it is important for you to know that PMI does not pro-rate or refund rent.
- **Notify PMI with the settlement date.

By signing below, I acknowledge receipt of this information:

Signature

Date

Victoria Manor Estates

New Home Installations

Requirements:

1. Installer must make sure that the chosen lot will accommodate the home without moving existing utility fixtures, etc.
2. Tie Downs and Footers are required, pursuant to Section 2c Clay Township Requirements.
3. Gutters required on Double or Triple Wide Homes.
4. Patios - 10' x 20'.
5. **One (1) Storage Shed is required. Minimum 8' x 10', Maximum 10' x 14'. No more than one (1) shed is permitted.**
6. Home must have a shingled roof.
7. Home must be skirted. Skirting must match siding.
8. Home must be installed in accordance with the federal construction and safety standards of the HUD-Code, and any additional federal, state or local codes that may currently be in force.
9. Oil heat is prohibited.

Residents must secure a Township Permit **BEFORE** contacting a Registered Plumber and Electrician to complete hook-ups for water, sewer, and electricity.

I/We have read and understand the above requirements.

Applicant

Date

Applicant

Date

Applicant

Date

Dear Applicant:

This letter will serve to notify you that upon signing your Lease to live at this manufactured housing community, you will be required to show proof that you own the manufactured home in which you will be living.

It is also required that you provide us with the name and address of the finance company who is financing your home, and a description of the home you are purchasing including the serial number.

Please note, that prior to obtaining a Lease, you will be required to provide proof of insurance for your home.

Applications will not be processed without this information.

Sincerely,

PROPERTY MANAGEMENT, INC.

Finance Company Name	Address of Finance Co.	Telephone Number	Monthly Mortgage Payment
Make of Home	Year of Home	Size of Home	Serial Number of Home

Applicant

Applicant

AUTHORIZATION TO RELEASE INFORMATION

I (We), the undersigned, do give permission for you to release information to Property Management, Inc. for the purpose of verifying information on my (our) application for rental. This includes income information, rental history, credit and criminal history.

Applicant

Date

Applicant

Date

Applicant

Date

VICTORIA MANOR ESTATES – RULES AND REGULATIONS

Victoria Manor Estates Mobile Home Park, was designed and planned for your enjoyment. It is the sincere desire of the management to make this a beautiful, comfortable, healthy, and enjoyable park for you and your family.

In order for you to be proud to say you live here, we need the cooperation from each of you to make this possible. The management has made Rules and Regulations for your benefit.

A. LEASE

B. SECURITY DEPOSIT - \$100.00 deposit will be held by Landlord for duration of lease. No interest shall be paid on deposit.

C. REGISTRATION AND RENT

1. All residents must apply before move in. Residents arriving at a later date must also apply before moving in. Temporary guests must be registered in writing.
2. By state law, all residents will be registered at the county tax office.
3. We reserve the right to refuse admittance to anyone based on the condition of the mobile home.
4. Rent due first of each month payable in advance.
5. There will be a penalty of TEN (10) PERCENT for late lot rent payments beginning the sixth of the month. There will be a \$25.00 charge for all returned or bad checks. There will be a FIFTEEN (\$15.00) DOLLAR charge for each certified letter mailed to the resident.
6.
 - a. There shall be not more than six persons of the immediate family including children permitted in a 3 bedroom mobile home. No more than 4 persons are permitted in a 2 bedroom home.
 - b. It shall be permissible for children residing in the Park to be cared for on a temporary basis by a responsible person other than a parent provided however, that such non-parental child care shall not be permissible for a period in excess of seventy-two (72) consecutive hours. It shall not be permissible for any person residing in the Park or for any person not residing in the Park, but temporarily caring for children residing in the Park, to temporarily care for any minor children on the Park premises who are not residents of the Park, unless the person being cared for is a blood relative of the person providing the care.
 - c. "Permission is required from the management if additional person or persons, other than those originally listed on the application (except temporary guests), are to reside in the mobile home or apartment. Guests shall be considered temporary if they are to be present in the mobile home for a period of 72 hours or less in any two week period. Except as otherwise herein set forth, any person originally listed on the application for residency who is absent from the mobile home for a period in excess of 60 consecutive days shall be deemed to be no longer residing in the mobile home and shall not be permitted to return as a resident to the mobile home park without the written approval of management.

This restriction shall not apply to any student listed on the original application for residency who resides away from home during the academic year, so long as such person remains a student, not to any person named on the original application for residency who resides away from home as a member of the Armed Forces of the United States during such person's initial tour of duty".

7. Landlord reserves the right to impose additional charges upon giving tenant thirty days prior notice in writing.
8. The home must be owners principal residence.
9. Residents must pay all real estate taxes on their home and must furnish proof of payment upon request.
10. A written thirty days notice shall be required to check out.
11. The home shall not be removed from the park unless all rent, fees, charges or assessments are paid to the end of the term. A removal permit must be secured from the local tax collector prior to removing a mobile home from the park (state law).
12. Residents may not sublet the premises or any portion or part thereof.
13. Only those registered at the office (per application submitted) are permitted to live in the home.
14. The resident may sell the mobile home belonging to the resident but if following the sale the mobile home is to remain in the park with a new owner, the park owner must approve the new owner and the condition of the mobile home prior to sale. If a mobile home is sold to a buyer who is not approved by the park owner, the sale will be valid, but the new purchaser will not be considered a tenant and the mobile home will be required to be removed from the park immediately. You may therefore suffer substantial damages if you attempt to sell without the park owner's approval.
15. No home shall remain in the park if sold on a "Sales Agreement". Buyer must submit proof of ownership such as title. Prior to moving in, resident must provide proof of insurance for the home.

D. MOBILE HOME

1. Tenant must keep mobile home in clean, well painted and in neat condition at all times.
2. All mobile homes must be kept in good physical condition. Any owner who allows his mobile home to deteriorate, the landlord reserves the right to make the owner repair it, or remove it from the park for health and safety reasons of the community.
3. An approved skirting will be placed around the mobile home within 30 days after arrival.
4. Any additions such as porch, fence, utility building etc. must have approval of management.
5. Mobile home must be parked in space as provided. Cannot be set in any other direction.
6. Sewage, water, and facilities must be connected according to the park regulations.

7. It shall be the tenant's responsibility to maintain tight drains to sewer outlets and take precautions to keep the connection from freezing.
8. Each tenant is responsible for the water line from and including the shut-off valve that serves their lot into the home. Be aware that the shut-off valve is below the frost line several feet underground, and all parts including the valve(s) must be protected from freezing. Leaking spigots must be repaired immediately.
9. Each home must have a fire extinguisher as regulated by the state law.
10. Disposable napkins, diapers, rubber goods, etc. shall not be put in the sewer. Tenant responsible for cost of sewer stoppage due to above deposits.
11. Landlord shall approve all tie-down equipment for each mobile home.
12. Any home left vacant more than 30 days must be moved from the park.
13. Each tenant is responsible for the payment of cable TV fees if such service is available in the community. No dish antennas are permitted on the mobile home lots or on the homes.
14. Residents are responsible for maintenance of the electrical line that serves their home including any buried lines. Resident is responsible for any electrical upgrade needed for their home.

E. MOBILE HOME LOTS

1. Lots will be periodically inspected by the management.
2. All lawns must be mowed and trimmed to a height of 3 inches at all times. If not, the management will mow the lawn and bill the tenant which shall be paid immediately.
3. No watering the lawn or car washing permitted. You may use garden hose to water shrubbery and flowers.
4. We encourage you to plant flowers or shrubbery as this will add to the beauty of your home and the park. Before planting, please consult the management as this may interfere with manipulating the mobile home into its site. Also we must be careful of undergoing wiring.
5. We reserve the right of access into mobile home lots for inspection or utility maintenance or alteration.
6. No alterations are permitted on the mobile home lots or mobile homes without prior written approval from the management.
7. Shrubby and buildings permanently attached to the lots by the tenants shall become property of the park owners and cannot be removed after planting or installation. Residents are responsible for trimming and maintaining all trees and shrubbery on their lot.
8. Storage boats, travel trailers, extra cars, disabled vehicles or other equipment is not permitted on individual lots or on the streets.

9. Trespassing on another resident's mobile home lot is prohibited.
10. No wading or swimming pools are permitted on individual lots.
11. Absolutely no parking or driving on grassed areas at any time. Tenants are responsible to inform their visitors of this rule.
12. Before placement of any new storage shed or replacement of existing storage shed, you must consult the manager for the specifications.

GENERAL

1. No peddling, soliciting or commercial enterprise is permitted in the community without permission of management; nor shall any advertising, notices or signs of any kind of nature be permitted without first securing written permission of management. However, vendors and suppliers are permitted at reasonable hours.
2. Disorderly conduct, abusive language, noisy disturbances, or disregard of the rules and regulations herein contained shall be grounds for immediate removal of resident from the premises.
3. It shall be the responsibility of each tenant to be considerate of his neighbor with radio and TV. There shall be no loud boisterous parties or liquor parties.
4. Management not responsible for loss of property, fire, theft, malicious mischief or acts of God.
5. Parents shall be held responsible for the conduct of or any damage caused by their children and guests. Management will not be responsible for injury to unsupervised and unattended children in play areas. Responsibility for damages shall include responsibility for full reimbursement to any person or persons suffering from such damages. Working parents must provide the rental office with the name, telephone number and address of the person responsible for their minor children during their absence.
6. Children shall not play in other tenant's areas but must play in designated areas. Playing hard ball or flying objects (frisbee, baseball, etc.) is prohibited. For further information consult the management.
7. BB guns, pellet guns, air rifles or shooting of any kind, are prohibited in the park.
8. Please notify management of any hazardous condition in the park.
9. Loitering around mail boxes, laundry, or storage buildings is prohibited.
10. For better service please register all complaints or request to the management in writing and also identify your name and lot number.
11. Any resident who is hereafter convicted of a felony, whether committed within or outside the park, shall be subject to eviction.

PETS

All residents must abide by the following rules relating to pets:

1. Only one per household is permitted. Dobermans, Rottweilers, Pit Bulls, and German Shepherds are not permitted.
2. The pet shall not be allowed out of the home unless it is on a leash and in the custody of a responsible person. The pet may not be staked or affixed to any area on the owner’s property.
3. The pet shall not be curbed on shrubbery, flowers or trees, and residents will pick up waste and dispose of same immediately.
4. Residents will be responsible and will pay for any damage caused by the pet to the grounds, shrubbery and trees, and to any other part of owner’s property or the property of others.
5. Resident agrees to remove the pet from the community if the pet becomes a nuisance by interfering with the rights and enjoyment of other residents because of noises and/or smells as determined by the management.
6. There will be a pet charge of \$10.00 per month for a dog. Management may revoke this pet agreement for any violation.

LESSEE: _____ DATE: _____

LESSEE: _____ DATE: _____

LESSEE: _____ DATE: _____

LESSEE: _____ DATE: _____

LAUNDRY

A wash line will be permitted provided it is the square single pole type. When not in use, it must be stored in the utility shed.

TRAFFIC AND VEHICLES

1. Parking space is provided for three (3) vehicles only. If off street parking is provided, vehicles must be parked in this space only but not on the streets. All vehicles not being used shall be taken elsewhere for storage.
2. Parking of trucks, boats, immobilized, disabled or unlicensed vehicles is prohibited on the premises.

3. No repairing or overhauling of vehicles is permitted around the mobile home lots or in the roadways. Placing of vehicles on jacks or blocks or draining of crankcases, radiators, etc. is prohibited.
4. SPEED LIMIT AND STOP SIGNS must be OBEYED. OFFENDERS will be evicted. SPEED LIMIT IS 15 MPH.
5. Operating non conventional vehicles; ie; unlicensed vehicles, automobiles with loud mufflers, minibikes, dunebuggies, snowmobiles, go-carts within park property is prohibited.
6. Parking of commercial vehicles is prohibited except under special written authorization from the management.
7. Bicycles operated within the park must obey safety rules that apply to motor vehicles. Riding of bicycles is permitted during daylight hours only and must be rode on the right side of the street only, not on sidewalks or lawns. Failure to abide to this rule will result in offender being banned from riding within the park.
8. Parking and storage of boats, boat trailers, travel trailers, tent campers, pick-up camper bodies, snowmobiles on trailers, and any and all other recreational vehicles will be permitted only at a special rented parking lot or mini warehouse facility to be designated by the management and at a special charge per unit established by landlord. Arrangements for such parking must be made with the management. Parking of such vehicles is prohibited at any other place in the park.

J. SOLID WASTE DISPOSAL, STORAGE AND FIRE PROTECTION

1. Except on days where there is trash pickup, trash must be kept in the utility shed or metal or plastic cans. Outside storage of trash in plastic bags is prohibited. This includes outside storage of discarded personal items, old tires, auto parts, lawn mowers, etc.
2. No burning paper or rubbish – give to garbage man.
3. Pickup days for garbage, paper and trash will be told when you enter the park.
4. Bottled gas, containers of fuel, oil tanks and similar items shall be placed at locations approved by the management.
5. The space immediately underneath a mobile home shall not be used for storage.
6. No material that could present a fire hazard or attracts insects or rodents is permitted to be stored under or around a mobile home.

K. AGREEMENT

1. Any signature affixed hereto by resident shall constitute an obligation upon all members of their family and guests.
2. Rules and regulations will be amended periodically and will be posted at the appropriate location established in the community. Any amendments shall become a part of this agreement. The rights and duties expressed in act 261 “Mobile Home Rights Act of 1976” apply to your residency at this park.

3. Any violation of these Rules and Regulations and Agreements shall be grounds for eviction pursuant to the provisions of Act 261.
4. The owners shall not be liable for any damage or injury which may be sustained by the resident or any other person as a consequence of the failure, breakage, leakage or obstruction of the water, sewer, waste or soil pipes, the electrical, gas or oil system, or by reason of the elements; or resulting from the carelessness, negligence or improper conduct on the part of any interference with, interruption of or failure beyond control of the owner or any services to be furnished or supplied by the owner. Residents must obtain the necessary insurance against these contingencies.

I have read the foregoing Rules and Regulations and agree to become a resident of Victoria Manor Estates Mobile Home Park accepting and consenting to said Rules and Regulations. I agree that all said Rules and Regulations shall be part of Rental Agreement.

Date _____

Victoria Manor Estates Mobile Home Park
RD 1, Arrow Head Drive, Ephrata, PA 17522

ACT NO. 261
IMPORTANT NOTICE REQUIRED BY LAW

“THE RULES SET FORTH BELOW GOVERN THE TERMS OF YOUR LEASE OR OCUPANCY AGREEMENT WITH THIS MOBILE HOME PARK. THE LAW REQUIRES ALL OF THESE RULES TO BE FAIR AND REASONABLE.

“YOU MAY CONTINUE TO STAY IN THIS PARK AS LONG AS YOU PAY YOUR RENT AND OTHER REASONABLE FEES, SERVICE CHARGES AND ASSESSMENTS HEREIN AFTER SET FORTH AND ABIDE BY THE RULES OF THE PARK. ENTRANCE AND EXIT FEES MAY NOT BE CHARGED. INSTALLATION AND REMOVAL FEES MAY NOT BE CHARGED IN EXCESS OF THE ACTUAL COST OF THE MOBILE HOME PARK OWNER OR OPERATOR FOR PROVIDING SUCH SERVICE FOR THE INSTALLATION OR REMOVAL OF A MOBILE HOME IN A MOBILE HOME SPACE.

“YOU MAY BE EVICTED FOR ANY OF THE FOLLOWING REASONS:

“(1) NONPAYMENT OF RENT.

“(2) A SECOND OR SUBSEQUENT VIOLATION OF THE RULES OF THE MOBILE HOME PARK OCCURRING WITHIN A SIX MONTH PERIOD.

“(3) IF THERE IS A CHANGE IN USE OF THE PARK LAND OR PARTS THEREOF.

“(4) TERMINATION OF MOBILE HOME PARK

“YOU SHALL ONLY BE EVICTED IN ACCORDANCE WITH THE FOLLOWING PROCEDURE:

“(1) A RESIDENT SHALL NOT BE EVICTED BY ANY SELF-HELP MEASURE.

“(2) PRIOR TO THE COMMENCEMENT OF ANY EVICTION PROCEEDING, THE MOBILE HOME PARK OWNER SHALL NOTIFY YOU IN WRITING OF THE PARTICULAR BREACH OR VIOLATION OF THE LEASE OR PARK RULES BY CERTIFIED OR REGISTERED MAIL.

“(1) IN THE CASE OF NONPAYMENT OF RENT, THE NOTICE SHALL STATE THAT AN EVICTION PROCEEDING MAY BE COMMENCED IF THE MOBILE HOME RESIDENT DOES NOT PAY THE OVERDUE RENT WITHIN 20 DAYS FROM THE DATE OF SERVICE IF THE NOTICE IS GIVEN ON OR AFTER APRIL 1 AND BEFORE SEPTEMBER 1, AND 30 DAYS IF GIVEN ON OR AFTER SEPTEMBER 1 AND BEFORE APRIL 1 OR AN ADDITIONAL NONPAYMENT OF RENT OCCURRING WITHIN SIX MONTHS OF THE GIVING OF THE NOTICE MAY RESULT IN IMMEDIATE EVICTION PROCEEDINGS.

“(ii) IN THE CASE OF A BREACH OF THE LEASE OR VIOLATION OF THE PARK RULES, OTHER THAN NONPAYMENT OF RENT, THE NOTICE SHALL DESCRIBE THE PARTICULAR BREACH OR VIOLATION. NO EVICTION ACTION SHALL BE COMMENCED UNLESS YOU HAVE BEEN NOTIFIED AS REQUIRED BY THIS SECTION, AND UPON A SECOND OR SUBSEQUENT VIOLATION OR BREACH OCCURRING WITHIN SIX MONTHS, THE MOBILE HOME PARK OWNER MAY COMMENCE EVICTION PROCEEDINGS AT ANY TIME WITHIN 60 DAYS OF THE LAST VIOLATION OR BREACH.

“YOU SHALL NOT BE EVICTED WHEN THERE IS PROOF THAT THE RULES YOU ARE ACCUSED OF VIOLATING ARE NOT ENFORCED WITH RESPECT TO THE OTHER MOBILE HOME RESIDENTS OR NONRESIDENTS ON THE PARK PREMISES.

“IN ADDITION, NO EVICTION PROCEEDING FOR NONPAYMENT OF RENT MAY BE COMMENCED AGAINST YOU UNTIL YOU HAVE RECEIVED NOTICE BY CERTIFIED OR REGISTERED MAIL OF THE NONPAYMENT AND HAVE BEEN GIVEN TO PAY THE OVERDUE RENT 20 DAYS FROM THE DATE OF SERVICE IF THE NOTICE IS GIVEN ON OR AFTER APRIL 1 AND BEFORE SEPTEMBER 1, AND 30 DAYS IF GIVEN ON OR AFTER SEPTEMBER 1 AND BEFORE APRIL 1. HOWEVER, ONLY ONE NOTICE OF OVERDUE RENT IS REQUIRED TO BE SENT TO YOU DURING ANY SIX-MONTH PERIOD. IF A SECOND OR ADDITIONAL VIOLATION OCCURS WITHIN SIX MONTHS FROM THE DATE OF THE FIRST NOTICE THEN EVICTION PROCEEDINGS MAY BE IMMEDIATELY STARTED AGAINST YOU.

“YOU ARE ENTITLED TO PURCHASE GOODS OR SERVICES FROM A SELLER OF YOUR CHOICE AND THE PARK OWNER SHALL NOT RESTRICT YOUR RIGHT TO DO SO.

“IF YOU DESIRE TO SELL YOUR MOBILE HOME, THE MOBILE HOME PARK OWNER MAY NOT PREVENT THE SALE AND MAY NOT CLAIM ANY FEE IN CONNECTION THEREWITH, UNLESS THERE EXISTS A SEPARATE WRITTEN AGREEMENT. HOWEVER, THE MOBILE HOME PARK OWNER MAY RESERVE THE RIGHT TO APPROVE THE PURCHASER AS A RESIDENT IN THE MOBILE HOME PARK.

“ENFORCEMENT OF THE MOBILE HOME PARK RIGHTS ACT IS BY THE ATTORNEY GENERAL OF THE COMMONWEALTH OF PENNSYLVANIA OR THE DISTRICT ATTORNEY OF THE COUNTY IN WHICH THE MOBILE HOME PARK IS LOCATED. YOU MAY ALSO BRING A PRIVATE CAUSE OF ACTION. IF YOUR RIGHTS ARE VIOLATED, YOU MAY CONTACT THE STATE BUREAU OF CONSUMER PROTECTION OR YOUR LOCAL DISTRICT ATTORNEY.”