Liberty Estates

STATEMENT OF WRITTEN DISCLOSURES

Dated 5/1/26

a) Amount of Rent: $530.00 per month, which sum includes the Town's License Fee. There is an additional charge of $10 per person, over two, per home.

b) Usual Charges or Fees:

1) Thirty-Five Dollars ($35.00) fee for each returned check

2) Twenty-Five Dollars ($25.00) fee for each rental payment which is paid more than 30 days after its due date

3) Tenant to pay for utilities such as electricity and gas provided to his/her unit and separately metered. Owner/operator pays water and sewer.

4) Any services performed by owner/operator pursuant to Rule 15 or otherwise shall be billed at the rate of $40.00 per hour. Services performed by a subcontractor will be billed per subcontractor's invoice.

c) Proposed Lease Term: (5) years

d) Name and Address of Park owner/manager:

Liberty Estates MHP, LLC
c/o Melissa Caron
6 Taunton Ave, PO Box 1201
Norton, MA 02766
(508) 807-7216

e) Size and location of manufactured homesite and any known defects:

Size: Smaller Lots (#1 thru 97) 40' x 80'
Larger Lots (#98-148) 50' x 100'

Defects: None

f) Description of common areas and facilities and restrictions on their use:

Recycling dumpster is located near the entrance of the community.

g) Visiting Children:

The streets are not to be used as a children's play area. Children are to play in their host's yard or in a neighbor's yard but only with the neighbor's consent.

h) Recreational Vehicle Storage Area:

There is a fenced in storage area where recreational vehicles such as motor homes, boats and trailers can be temporarily stored with the prior consent of Park Management. Use is on a first come first serve basis. The use of this area is solely at the risk of the tenant. Keys to the lock may be obtained from Park Management for a refundable deposit fee of $5.00. This area is not to be used to park or store automobiles or to store recreational vehicles in obvious need of repair.

Liberty Estates MHP, LLC

George Pappas

By: _____
George Pappas, Member (electronic signature)