

Liberty Estates

STATEMENT OF WRITTEN DISCLOSURES

Dated 5/1/24

- a) Amount of Rent: \$500.00 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)

Resident hereby indicates consent to the dedication of Liberty Estates as a residence community for those 55 years of age or older. Resident/Homeowner hereby acknowledges receipt of the Rules and Written Disclosures.

Resident/Homeowner Signature Date

Print Name

Resident/Homeowner Signature Date

Print Name

Please read and understand all Rules and Regulations, Written Disclosures and Lease. Below are some important items to note. Each resident/owner must initial next to each item.

_____ (Initials) 1. All residents and homeowners must be pre-approved by Management through our application process.

_____ (Initials) 2. Only one dog per home is allowed. Dogs must be leashed and supervised at all times when outside the home. Please see Rule 26 for breed and animal restrictions.

_____ (Initials) 3. The exterior of homes and lots must be maintained in good, clean condition at all times.

_____ (Initials) 4. Any and all outside additions or improvements to your home or lot must be pre-approved by Management. Fences are not allowed. Only one shed per home is allowed.

_____ (Initials) 5. Heat tape is required to be functional on the exterior pipes of all homes during cold temperature months, typically October-March. Skirting must be in good repair.

_____ (Initials) 6. Homeowners must notify Management if they intend to sell their home.

_____ (Initials) 7. Rent is due on the 1st of each month.