

Birchwood Village
STATEMENT OF WRITTEN DISCLOSURES
Dated 7/30/2026

- a) Amount of Rent: \$530.00 per month, which sum includes the Town's License Fee.
- b) Usual Charges or Fees:
- 1) Thirty-Five Dollars (\$35.00) fee for each returned check or reversed Zego (PayLease) payment.
 - 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 \$45.00 per hour. Services performed by a subcontractor will be billed per subcontractor's invoice.
 - 5) The rubbish cart remains the property of All State Waste (ASW). Residents are responsible for its care and will be charged the cart's replacement value (currently \$75) if it is lost, stolen, or damaged beyond normal wear and tear for reasons not caused by ASW.
- c) Proposed Lease Term: (5) years
- d) Name and Address of Park owner/manager:
- Birchwood Village 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: Lots vary in size between 3200 square feet and 5000 square feet.
- Defects: None
- f) Description of common areas and facilities and restrictions on their use:
- Recycling dumpster is located on Presidential Drive. Mailbox station is located near the community entrance.
- g) Children:
- The streets are not to be used as a children's play area. Children are to play in their yard or in a neighbor's yard, but only with the neighbor's consent.

Birchwood Village MHP, LLC

JoAnne Pappas
By: _____
JoAnne Pappas, Member (electronic signature)