

# *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)