

Liberty Estates

STATEMENT OF WRITTEN DISCLOSURES

Dated 5/1/23

- a) Amount of Rent: \$490.00 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:
- [Melissa Caron](#)
[6 Taunton Ave.](#)
[P. O. 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)