

Lease Agreement
Broadway Farms Mobile Home Park
Space Rentals for Manufactured Homes

1. QUALIFICATIONS FOR ACCEPTANCE

- A. Must be a single-family dwelling
- B. Home must not be over 10 years old (exceptions on a case by case basis)
- C. Lease is a 1 year renewable lease at \$ 200 a month and begins on 1 May 19.
- D. Early termination of lease requires 30 days notice. Anything less will result in forfeiture of deposit.

2. WATER AND SEPTIC

A. Residents are responsible for paying their own water bills each month. The Metro Water Plant in Lillington is the supplier of water for the park, (910) 893-7575. Residents are also responsible for having their water lines properly wrapped to prevent freezing. Any leaking water lines will be repaired/replaced by the resident/owner of the home. The management reserves the right to request permission to enter the home to investigate water leaks if there is a leak evident in the exterior area of the home.

B. Broadway Farms Mobile Home Park supplies one (1) septic tank per lot. Any issues with the septic system must be brought to our attention immediately. If issues with the septic system become a regular occurrence due to improper disposal of items down the drains or through the toilets, the resident may be held responsible for pumping of the septic tank. Likewise, the resident is responsible for any broken septic lines due to driving over or near the septic system.

3. GARBAGE

A. Garbage will be picked up once per week by a contracted sanitation service. Trashcans will be moved to the roadside the night before pick-up, and returned to the house when empty.

B. The resident is responsible for the disposal of any trash that does not fit into the provided trashcan.

C. The resident will keep the yard free of debris and excess children's toys.

4. PETS: No pets allowed in rental houses. Exceptions will be considered on a case by case basis for resident owned homes.

5. PARTIES: Excessively loud parties or parties that involve excessive drinking of alcohol are not permitted. If this becomes a regular issue, the resident will be asked to move. This is a quite family park, and we want to keep it that way for the benefit of all residents.

6. DRUGS: No illegal drugs are allowed on the premises of Broadway Farms Mobile Home Park. A single instance of this brought to management's attention will result in action being taken.

7. SPEED: This is a family park with numerous children. The park-wide speed-limit is 15 mph. Repeated reports of residents violating this can result in being asked to leave the park.

8. REGULATION OF AUTOMOBILES: The parking areas for each lot are designed for 2 cars. Any automobile with expired tags or in non-running condition may not remain in the front of the lot or on the main street.

9. RENT:

The spaces in this park are designed to accommodate mobile homes occupied by single families. Only members of the family may occupy a mobile home in this park. Owners that intend to rent out their mobile home must obtain specified permission from the owners of Broadway Farms Mobile Home Park prior to allowing a tenant to move in. The individual that signs this agreement is assuming responsibility for the actions of all persons that reside in the home.

Rent is due between the 1st and 5th of each month. There will be a \$25.00 charge for all returned checks, and a \$15.00 late fee for any rent received after the 5th. Special arrangements can be made with management for occasional late payments.

10. TAXES: All tenants that rent lots from Broadway Farms Mobile Home Park must list their homes in January. It is necessary for us to report your mobile home if it is on our property in order to maintain our license.

We at Broadway Farms Mobile Home Park strive to have residents that want to live in a community with better than average living standards, and who agree that compliance with the above rules results in a better community for all residents. We believe this partnership enables all involved to have a better experience than is found at other parks, and we appreciate your cooperation in making this park one that people want to reside in. We shall always be ready to assist you in any way necessary and will be here to assist if any problems arise.

 29 Apr 19

Leasee's Signature and Date

Clay Langdon

Chad Langdon

Broadway Farms Mobile Home Park

 29-04-19

Leasor's Signature and Date

Eduardo Rojas Garcia

Leasor's Name

40 Broadway Farms Dr
Broadway, NC 27505

Address of Leased Lot