

Faith Homes & Investments

PO BOX 1472 Sharpsburg NC 27878
Office 252-210-9310 / fax 252-210-9311

RENTAL AGREEMENT/ LEASE OPTION

This is a rental agreement entered into on this 30th day of April, 2019 by

Shelleigh Keffer hereby referred to as tenants, and
Melanie Mckeel, DBA Faith Homes and Investments, as owner of property. This agreement is for the mobile
home only (not the land). The home is located at: 1816 Toms Trail Rocky Mt NC
The home Serial number / model is: 1998 Fleetwood VAF19A47915W612

The rental terms are as follows:

The tenant agrees to put down \$ 3700⁰⁰ for a deposit, and make 24 monthly payments of
\$ 280⁰⁰, beginning on 6-1-19. The payment is due on the 1st of every month, and
is considered late after the 5th of the month. If paid after the 5th, a late fee of \$25.00 will be added to
that scheduled payment and must be included. **If payment is not made within thirty days of due date, the
owner can evict the tenant, and the tenant agrees to be responsible for all expenses of court cost, attorney
fees, etc.** After 24 rental payments have been made, the lease option is as follows: If all rental payments
are made as agreed, Faith Homes & Investments agrees to accept \$100.00 for the mobile home. After the 24
payments, the tenant can move the home, or rent the lot it is currently on from the landowner. **This agreement
will be considered null and void if tenant defaults on the monthly rental payments agreed upon. The
owner will be entitled to possession of the mobile home at that time. Tenant fully understands that fact,
and is in agreement of these terms.** This is a rental agreement until last rental payment is made. This property
is "as is" and there is no warranty written or implied. The tenant has looked at the mobile home and it is
acceptable in the current condition it is in. The tenant agrees to make all necessary repairs to the mobile home
and to upkeep it and keep it in good overall condition. **The tenant also agrees to purchase home owners
insurance on the mobile home and to list Faith Homes & Investments as loss payee until the last rental
payment is made. This insurance must be on the mobile home within 30 days of the date of this
agreement. Tenant is responsible for all property taxes on the mobile home. The taxes must be paid in a
timely manner. Failure to do so will result in a violation of this agreement.** There is no warranty on this
mobile home. **This agreement is non transferrable and the deposit is nonrefundable.** This is a legal
binding agreement and all parties are in agreement to the terms outlined above.

Shelleigh Keffer 4/30/19
Tenant(s) Date

Melanie Mckeel 4/30/19
Melanie Mckeel, Faith Homes & Investments Date

AGREEMENT OF MONTHLY RENTAL PAYMENTS

I, Shelley Renee Ketter
DO HEREBY AGREE TO MAKE MY MONTHLY PAYMENT OF \$280⁰⁰
EACH MONTH ON THE 1st OF THE MONTH,
BEGINNING 6-1-19.

I AGREE TO MAKE MY RENTAL PAYMENTS ON TIME. IF I PAY MY PAYMENT
AFTER THE 5th OF THE MONTH, I AM AGREEING TO INCLUDE A LATE FEE OF
\$25.00 WITH MY PAYMENT.

METHODS OF PAYMENT:

I CAN PAY MY PAYMENT IN PERSON AT THE OFFICE, OR PUT IT IN THE DROP
BOX LOCATED BY THE FRONT DOOR AT THE OFFICE. I CAN ALSO GET A MONEY
ORDER FROM THE POST OFFICE AND MAIL IT TO THE ADDRESS BELOW:

MELANIE MCKEEL
PO BOX 1472
SHARPSBURG, NC 27878

Shelley Renee Ketter 4/30/19
CUSTOMER SIGNATURE DATE