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Angier NC 27501

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**CROSSING MOBILE PARK**  
Nancy Silvers  
4586 NC 55 W  
Angier, N. C. 27501  
9196392250

### Lease Agreement

#### I. Parties

This lease made and entered into this 11 day of April, 2020  
by and between Nancy Silvers, owner of Crossing Mobile, (Hereinafter called Landlord)  
and Crossing Mobile Park Flavio E. Sandoval Party of the second part  
(hereinafter called Tenant), both of Harnett County, North Carolina.

#### II. Grant Witnesseth

**That subject to the terms and conditions hereinafter set forth, said party of the first part (Landlord) doth hereby let and lease** unto said party of the second part (Tenant) that certain area of land known as Lot number \_\_\_ of Crossing Mobile Park.

**Rent is to be mailed to: Nancy Silvers**  
**P.O. Box 1551**  
**Angier, N. C. 27501**

#### III. Terms and Conditions

- (1) That Landlord will not permit Tenant to install any type of fencing whatsoever around the above numbered lot.
- (2) That portable buildings may be located on the above-numbered lot by the Tenant only upon the Tenant obtaining prior permission in writing from the Landlord as to the size and type of material acceptable.
- (3) Tenant shall have no right to the use or enjoyment of any area including the pond located behind the mobile park.
- (4) That the Landlord will provide necessary outside trash cans for pick up and removal by the Landlord at certain times, with the trash cans allowed outside of any manufactured home being only those provided by the park. Trash is picked up Early Friday a.m.
- (5) That the Landlord will provide sewer. Water will be provided by Harnett County, with the Tenant paying a deposit to the Harnett County Public Utilities, Lillington, N. C.
- (6) That no pets of any kind shall be allowed outside at Crossing Mobile Park without your accompaniment. No dog pens allowed. No dogs tied or chained.

- (7) That the Landlord reserves the right to view any manufactured home prior to its coming into the park. The Landlord reserves the right to deny to the Tenant permission to locate any unsuitable manufactured home or porches on any lot in the park. The decision as to whether a manufactured home is suitable shall be solely in the discretion of the Landlord.
- (8) That the Tenant is to behave in a respectable manner without intrusion on his neighbors. This is a quiet community and each Tenant is to respect others' privacy.
- (9) No vehicles or motorcycles will be allowed without valid, operable tags. No vehicles or motorcycles will be allowed that are junked, not in running condition or in any other offensive manner. No motorcycle will be loud or offensive to any neighbor.
- Underpinning, specifically vinyl, must be completed within two weeks from the date of moving into the park. **Please park only in the graveled area.**
- (10) Illegal drugs of any form or abusive alcohol drinking will not be tolerated in the community.
- (11) The Tenant must pay a \$15.00 or 5% of the rent late fee after the fifth of the month.
- (12) That the Tenant is to have 1 person(s) residing in the home. These listed will be the only occupants. *2 children*
- (13) That the Tenant(s) will complete a reference form, credit check and felony convictions form. If any of these are discovered to be false after Tenant has moved into Crossing Mobile Park, Tenant will vacate the premises and lose the deposit.
- (14) That Tenant will provide up-to-date homeowner's liability insurance on manufactured home.
- (15) That Landlord will provide yard cutting, but will not be responsible **for lawn tool debris striking home or vehicles. Tenant must maintain around home.**
- (16) That Tenant understands that large crowds will not frequent the home and visitors will remain in the home, not having loud music or any form of partying.

#### IV. TERM

This lease shall begin as of the date hereof and, unless sooner terminated as herein provided, shall exist and continue until the 1 day of May, 2021.

#### V. RENTAL

As rental for said premises, Tenant shall pay to the Landlord, without notice or demand therefore, the sum of \$300 per month, payable on or before the first (1<sup>st</sup>) of each month.

#### VI. USE OF PREMISES



premises and expel the Tenant there from, or the Landlord may in lieu of the above or in conjunction with pursue any other lawful right or remedy incident to the relationship created by this lease.

**XII. DEPOSIT**

There shall be required from each Tenant in Crossing Mobile Park a deposit in the amount of \$300.00 in advance before locating any manufactured home on the above-numbered lot. Said deposit shall be returned to the Tenant by the Landlord upon the expiration of the lease herein executed, provided, however, that if necessary the Landlord shall be permitted to use the said deposit to cover Tenant's possible nonpayment of the rent, damage to the premises, nonfulfillment of rental period, any unpaid bills, which become a lien against the demised property due to the Tenant's occupancy, costs of re-renting the premises after breach by the Tenant, cost of removal and storage of Tenant's property after a summary ejection proceeding or court costs in connection with terminating a tenancy.

**TESTIMONY**

In Testimony whereof, the parties hereto have hereunder set their hands and seals, this the day and year first above written.

Nancy X Silver  
Landlord

Flavio  
Tenants

I, a notary public of Harnett County, North Carolina, do hereby certify that Nancy Silvers and \_\_\_\_\_ and \_\_\_\_\_ did personally appear before me this \_\_\_\_\_ day \_\_\_\_\_, 2019, and acknowledge the due execution of the foregoing instrument.

Witness my hand and official Stamp or Seal this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

My Commission expires \_\_\_\_\_

Paid \$300 rent 4/11/2020  
\$300 deposit NRS