

Harnett County Central Permitting
PO Box 65 Lillington, NC 27546
910-893-7525 Fax 910-893-2793
www.harnett.org/permits

Application for Existing Septic Tank in a Mobile Home Park

Applicant Name: Jacelyn Morrison Date: 3-9-2021
Address: 1201 Airport Road, Carthage, NC 28327
Telephone: 704-798-7810

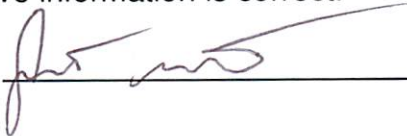
Property Owner: Jonathan Matthews Phone: 919-775-9589
Lot Address: 226 King Charles Ave.
Name of Park: Knottingham Mobile home Park Lot Number: ~~000~~ 11
Parcel: 9555-61-2748.000 PIN: 099555 0034 02
 SW DW TW (Size 14 x 76) # Bedrooms 3 Year 2021
Power Company: Central electric (For Progress Energy we need the premise number.)

Specific Directions to Job from Lillington:

27 W Approx 24 miles to stop sign - turn right on Hwy 24 -
Approx 4.5 miles turn left onto McKay Town Rd - PARK
on left Knottingham Mobile Park

There is a \$100.00 charge for this service. This certification is subject to revocation if the intended use of the septic system changes, or if false information is provided on this application.

You signature below certifies that all above information is correct.

Signature of owner or authorized agent: 

DO NOT SIGN BELOW – FOR OFFICE USE ONLY	
Authorization of Existing System	
_____ Signature of Environmental Health Specialist	_____ Date

Knottingham MHP

MOBILE HOME/MOBILE HOME LOT TENANCY AGREEMENT

THIS AGREEMENT made in duplicate and effective as of the 10th day of March, 2021, BETWEEN:

Jocelyn Morrison
226 King Charles Ave.
Cameron, NC 28326

(The "Tenant")

-and-

Winding Ridge Properties, Inc.
PO Box 5145
Sanford, NC 27331-5145

(The "Landlord")

THIS AGREEMENT WITNESSES that in consideration of the mutual covenants and agreements contained in this AGREEMENT, the parties hereby agree as follows:

1. Rental Premises

- 1.1 The Landlord shall lease to the Tenant and the Tenant shall lease from the Landlord the residential premises located at
226 King Charles Ave, Cameron, NC 28326 (Lot # 11)

Mobile Home / Mobile Home Lot

If Mobile Home:

If Mobile Home Lot: Lot No. 11 in the Knottingham MHP.

2. Term

- 2.1 The Term of this Agreement shall be a:
 month-to-month tenancy which will begin on _____, 20____.
 fixed term tenancy which will begin on March, 2021 and end on March, 2022.
- 2.2 If the tenancy is for a fixed length of time, at the end of the fixed term:
 the tenancy may continue on a month-to-month basis.
 the tenancy will end.

3. Rent

- 3.1 The rent shall be by \$ 215.00 per month and shall be payable in advance on or before the 1st day each month. The first month's rent shall be payable on the 10th day of March, 2021. Rent checks shall be made payable to the Landlord at the address hereinbefore stated, or at such other address as the Landlord may designate in writing. Landlord shall provide a receipt to Tenant on request. Tenant shall reimburse landlord for any fees assessed by Landlord's bank for a rent check returned by the bank for any reason. Returned check fee is \$20.00. If the rent is 5 days or more late, Tenant agrees to pay a late fee of \$15.00 or 5% whichever is greater according to North Carolina General Statute 42-46 (authorized fees).

4. Landlord's Agent

4.1 The following person is authorized to act as Agent on behalf of the Landlord and is specifically authorized to accept notice of the Tenant's complaints and to accept any service of legal process or notice:

Name of Agent: Jonathan R. Matthews
Address: PO Box 5145 Sanford, NC 27331
Phone Number(s): (919) 935-9085-919-775-9589
Fax Number: _____
Email: knottinghamhp@yahoo.com

Name of Agent: Brandi A. Matthews
Address: PO Box 5145 Sanford, NC 27331
Phone Number(s): _____
Fax Number: _____
Email: _____

5. Utilities, Services & Appliances

5.1 The following utilities and services are included in the rent:

- Parking (2 vehicles)
- Garbage Pickup
- Lawn Care

6. Security Deposit

6.1 A security deposit in the amount of \$ 0.00 has been paid by the Tenant to the Landlord which cannot exceed one month's rent and may be applied to the last month's rent.

7. Occupancy & Use of Premises

7.1 Occupancy of the Premises is limited solely to the individuals listed below:

Name	Birthdate	Relationship (if any)
Jocelyn Morrison	09/13/1971	

Except for casual guests no other person(s) shall occupy the Premises without written consent from the Landlord.

7.2 The Premises shall be used for residential purposes only. It shall not be used for business, illegal or other non-residential activities.

8. Rent Increases

8.1 Rent increases must be given in written notice form 60 days prior to change. Rental contracts under fixed term agreements will not be subject to increase until after the term has expired and a new contract is in place or a month-to-month basis.

9. Subletting

9.1 Tenant shall not rent the mobile home or sublet the mobile home or lot without consent of the Landlord, which consent shall not be unreasonably withheld. Landlord shall respond in writing within 30 days to a written request to sublet, that included the prospective sublessee's name and current mailing address.

10. Nondiscrimination

10.1 The Landlord or Agent shall not discriminate against any Tenant or Prospective Tenant on the basis of a person's race, sex, sexual orientation, age, marital status, religion, color, national origin, disability, or because a person intends to occupy with minor children, or is a recipient of public assistance.

11. Use of Home

11.1 The mobile home shall be used for private residential purposes only.

12. Installation and Maintenance of Home & Lot

12.1 All homes must be skirted with a skirting material of vinyl or of comparable quality and appearance. The skirting must be weather-tight and kept in good repair and painted as necessary.

12.2 The Tenant shall keep the premises neat, clean, in good repair, and use them in such a manner as not to be detrimental to any other resident or to the operation of the park for health, safety or aesthetic reasons. Tenant must keep the lot clean.

12.3 Plumbing must be kept in good repair and plumbing leaks must be repaired immediately. All exposed water lines must be properly insulated and/or have operative heat tapes to prevent freezing from ground exit forward. Running water shall not be used to prevent freezing.

12.4 With prior written approval of the Landlord, which shall not be unreasonably withheld, decks or storage buildings may be placed on the Tenants lot. Any such improvement or additions must be in compliance with the local zoning, building and related ordinances.

12.5 Tenant shall not dig on the lot without the prior written consent of the Landlord or verification by authorities of the location of underground infrastructure systems (electrical, sewer, water, telephone, cable). Any damage done to an underground utility by the Tenant shall be repaired at the Tenant's expense.

13. Responsibilities of the Tenant

13.1 The Tenant is required to respect the privacy and lot lines of other tenant's lots. Tenant and Tenant's household members and guests shall not conduct themselves in a way that unreasonably disturbs other residents, and shall refrain from illegal activities. Tenant shall be responsible for the activities and behavior of persons residing with resident and guests of resident.

13.2 Tenant shall not use or occupy his/her mobile home in such a way as to cause any lot to fail to comply with the terms of this Lease Agreement or State or local laws and ordinances. The Tenant, members of the household, guests and invitees shall not deliberately or negligently destroy, deface, damage, alter or remove any fixture, mechanical or utility system, or furnishing.

13.3 The Tenant shall be responsible for the expense of maintaining the plumbing, electrical, and other utility service within the home, and from the point at which the service surfaces under the mobile home or connects to the mobile home from a service point. Tenant is responsible for ensuring proper connection of the electric service to the home. Tenant is responsible for ensuring that the mobile home is properly connected to the park's septic or sewer.

13.4 Tenant shall maintain his/her unit free from rats and reasonably free from insects, vermin and other pests.

13.5 The Tenant is responsible for upkeep of any landscaping additions made by Tenant. To include personal shrubs, plants, flowers, etc.

13.6 The Tenant is responsible for any damage caused by failing to control water leaks within the mobile home or disposing of anything other than normal domestic water into the sewage system that may cause blockages, surfacing or backup.

13.7 Household waste that is placed outside the mobile home shall be stored in watertight, and to the extent possible animal-proof, receptacles of metal or other durable materials with tight fitting covers. No household waste shall be stored or accumulated under or around the mobile home or in any structure.

13.8 Upon the termination of the lease, the Tenant will leave said premises in as good a state of condition as they were at the beginning of the lease, reasonable use and wear thereof and damage by the elements excepted.

14. Access

14.1 The Landlord may enter the mobile home lot with the Tenant's consent, which shall not be unreasonably withheld, under the following conditions:

- A. Between the hours of 7:00 AM and 7:00 PM on no less than 12 hours notice
- B. When necessary to inspect the Lot;
- C. To make necessary or agreed repairs, alterations or improvements;
- D. To supply agreed upon services; or
- E. To exhibit the lot to prospective or actual purchasers, mortgagees, tenants, workers or contractors.

14.2 The Landlord may enter the rented lot without notice or permission, if, in the course of performing repairs the Landlord discovers that it is necessary to enter the lot to complete the repairs, provided that the Landlord could not have reasonably foreseen the need to enter the lot at the time the repairs began. However, the Landlord must first attempt to reach the Tenant by telephone or in person at the mobile home before entering the lot.

14.3 The Landlord may enter the mobile home without notice to, or permission from, the Tenant upon a reasonable belief that there is a likelihood of imminent injury to any person, damage to property or interruption of utility services.

15. Sales of Homes Located in Park

15.1 Prior to selling a home in the park, the Tenant shall notify the Landlord by certified mail of the name and mailing address of the prospective purchaser.

- A. Denial. If the purchaser and his/her household do not qualify under the admission policy or lease terms for the park, Landlord will have 21 days to indicate so in writing to the Tenant and prospective purchaser. (The Landlord must notify the prospective purchaser of the specific reason(s) for which he or she does not qualify.)
- B. Approval. If Landlord approves the prospective purchaser, Landlord will give the prospective purchaser the proposed written lease with sufficient time for review prior to occupancy.

16. Modification of This Lease

16.1 A copy of any new lease terms or rules and regulations superseding or supplementing the terms stated herein, will be furnished to the Tenant at least thirty (30) days prior to the effective date of any amendment, addition, or deletion of the existing lease terms or rules and regulations. If the proposed change involves an increase in rent or utility charges, notice must be given 60 days prior to the increase.

17. Termination of This Lease By the Landlord

17.1 The Landlord may terminate this Lease for nonpayment of rent and/or for a violation of the lease terms or rules and regulations promulgated thereunder, or if the Landlord is closing all or part of the mobile home park requiring removal of Tenant's mobile home.

17.2 The Landlord must provide the Tenant with written notice of the reason for an intended eviction. If back rent is owed, the notice must also state that the Tenant has 30 days to pay the past due rent.

18. Abandonment

18.1 A mobile home will be considered abandoned if all of the following conditions exist:

- A. A reasonable person would believe that the mobile home is not occupied as a residence;
- B. The rent for the lot is at least 30 days delinquent; and
- C. The Landlord has attempted to contact the Tenant at the Tenant's home, last known place of employment and last known mailing address without success.

18.2 Abandonment of the mobile home is a substantial violation of the Lease terms and may result in immediate eviction proceeding.

18.3 The Landlord may sell the abandoned mobile home in accordance with applicable State laws.

18.4 Homes may not be removed until all rent and fees are paid.

19. Further Conditions and Agreements

19.1 This Lease contains the entire agreement and understanding between the parties. There are no oral understandings, terms, or conditions and neither party has relied upon any representation, express or implied, not contained in this Lease. This Lease cannot be changed or supplemented orally. In the event that more than one person shall be or become Tenant hereunder, then the obligations of Tenant hereunder, shall be deemed to be the joint and several obligation of each such person.

19.2 Tenant acknowledges receipt of the Park Rules and Regulations, attached to this Lease as Appendix A., and agrees to abide by them as conditions of this lease.

19.3 At any time upon request, Landlord will provide a copy of this Lease to Tenant.

20. Park Rules

20.1 The Park Rules are attached hereto as Appendix A, and they, and any future amendments thereto, are expressly made a part of the Lease Agreement, and Tenant agrees to abide by such Park Rules.

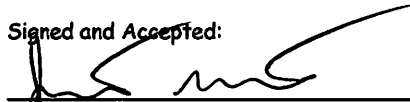
21. Notice

21.1 Any notice required to be given to any party hereto shall be sufficient if mailed and addressed as follows:

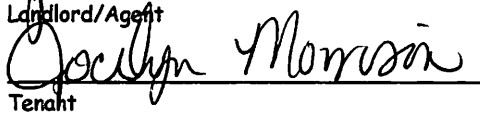
To Landlord: Winding Ridge Properties, Inc.
PO Box 5145
Sanford, NC 27331-5145

To Tenant: Jocelyn Morrison
226 King Charles Ave.
Cameron, NC 28326

Signed and Accepted:



Landlord/Agent



Tenant

3-10-2021

Date

3-10-2021

Date

Tenant

Date

Appendix A

Rules & Regulations

No abandoned or junk vehicles

No trampolines or permanent swimming pools (kiddie pools allowed but cannot be left outside more than 3 consecutive days)

No ATV's, UTV's, dirt bikes or golf carts allowed in park

No leaking or spilling of oil or any other damaging materials (any damage to parking pads will be charged to tenant)

No parking of tractor trailers or big commercial vehicles without consent from park

No collecting of scrap metal or junk on park property

No loud music or noises that disturb other tenants enjoyment of peace and quiet

No fences of any kind unless approved by park management and Harnett County

No shooting or discharging of firearms, fireworks or any other explosive devices

No outdoor storage of any personal items (car parts, tires, toys, furniture etc.) in the yard, on the porches, or under the home. Storage is allowed in a tenant owned storage building that meets park criteria. Storage building request must be submitted to park in writing and must also meet Harnett County's ordinances and guidelines.

No cats or dogs allowed in homes owned by Winding Ridge Properties, Inc.

Indoor pets are allowed in homes not owned by Winding Ridge Properties, Inc.

These rules are binding with my Rental Agreement, and I do understand that violation of any of these rules is grounds for termination and eviction.

Tenant Signature *Jocelyn Morrison* Date 3-10-2021

Tenant Signature _____ Date _____

Landlord/Agent *[Signature]* Date 3-10-2021