

TAYLOR VILLAGE MOBILE HOME PARK LOT RENTAL AGREEMENT

Make rental checks payable to:
Har-Law Realty Corp of NC
 56 E WILLIAMS ST.
 ANGIER NC, 27501

Your Mailing address:
334 HAROLD DR
ANGIER, NC 27501

This agreement made and entered into this 16th of May, by and between **HAR-LAW REALTY CORP OF NC**, owner of TAYLOR VILLAGE MOBILE HOME PARK, hereinafter called owner, and **Carolyn Martin Jones** hereinafter called Resident.

WITNESSETH: Residents do hereby rent and take from Owner, that Mobile Home Lot known and designated as Lot 5 the following terms and conditions:

1. The term shall begin as of May 2022, to continue for **5(five) YEARS** and renewed for the same term on the anniversary date of this agreement unless canceled by either party in writing by registered or certified mail within 30 days of the anniversary date. Rental shall be at the rate of \$350.00 per month. Rent is due and payable in advance on the First day of each month and is considered late on the fifth day of the month. If rent is not paid in its entirety by the fifth day of the month in which it is due, the remaining balance and any previous balance shall incur A LATE PAYMENT FEE OF A \$25.00 OR 5% WHICHEVER IS GREATER. We reserve the right to accept partial rent payments. There will be a \$45.00 Service Charge on any check returned unpaid from the Resident's bank.
2. An administrative fee of 10% of the monthly rental rate or 5% of the outstanding balance will be charged if papers are filed at the county Court House for non-payment of rent or any other reason that violates the rules of this lease. In addition, if deemed appropriate by the prevailing Judge, cost of court will also be added to the outstanding balance.
3. \$ 0.00 is required as lot clean-up Fee to restore the lot in a rent able condition when the Resident moves.
4. All trash and garbage must be placed in trash can. Residents are not permitted to leave furniture, appliances, or any large items outside of residence. If owner disposes of materials left outside, a clean-up and disposal fee will be assessed to the Resident.
5. No free-standing oil drums, or gas tanks are permitted in the Mobile Home Park.
6. There shall be no fences installed in the yards, and any structures (storage buildings, etc.) to be placed on a lot and must have approval by the Park Owner.
7. No Pets shall be allowed except by written permission of park management. Pets are to be always kept in the house unless leashed and accompanied by owner. At no time shall pets be tied outside or allowed to run free. Even if pet meets above conditions, it will be allowed only as long as it is not a nuisance to other Residents. Owner must clean up after their pet. If applicable.
8. The planting of flowers and shrubs in the yards is encouraged - all plantings become the property of the Owner when the moves from the lot.
9. Resident shall not be responsible for keeping the grass cut. Resident is responsible for maintaining a neat and clean lot as well as removing all leaves from the grassed area of their yard to prevent the killing of the grass.
10. All the water lines connecting the Park water source to the mobile home must have heat tapes and sufficient insulation installed on these water lines no later than November 1st. When planning to be gone for several days, leave heat on (in winter) and cut water off at outside cutoff. This will prevent flooding of your mobile home should as water line burst from freezing or other reasons.
11. Owner reserves the right to adjust the rental rate upon giving Resident thirty (30) days written notice.
12. Residents shall have the obligation of allowing their neighbor to live in peace and tranquility. Please keep radio, television, music and other noises at moderate sound level.
13. No one will be allowed to operate a business of any kind within the confines of the Park.
14. No trampolines or swimming pools are allowed in the park at all.

15. TWO parking spaces are provided for each lot. Provision is made for two vehicles per lot, but a third vehicle (vehicle meaning car, pickup truck, camper, boat, etc.) can be parked in our mini storage for a fee (if applicable). Under no circumstance will more than three vehicles be allowed per lot. Driving or parking any vehicle on the yards will constitute a violation of this agreement and the agreement may be terminated without further notice. There shall be no mechanical or repairing of vehicles within the confines of the park. (Minor tune-up and oil change accepted, if catch pan is used for drained oil.) Residents shall be billed for any damages caused to the yards or any underground facilities by driving on them. In operative or "junk" vehicles of any sort are not allowed to be parked on the premises. The operation of mini-bikes or go-carts in the park is prohibited.
16. Unnecessary accumulation of whatever it may be, under and around the mobile home is prohibited.
17. There shall be absolutely no letting or subletting of any unit or any part thereof while located in Taylor Village Mobile Home Park without written consent of Park Owner. New Resident must abide by park conditions or face eviction. All applicable court and administration fees will be billed back to the unit owner and payable within terms of this agreement.
18. The Owner may cancel this agreement if any of the terms of the agreement are violated.
19. All Mobile Homes must be UNDERPINNED (Skirted) no later than SIXTY DAYS from the date it is located in the park. The underpinning is to be done with material and workmanship, which meets the specifications of the Owner. If only lot is rented. (If applicable).
20. Mobile home lot is and shall remain the property of Owner. The lot and mobile home shall be used exclusively for residential purposes. Resident shall always maintain the mobile home in a clean and sanitary condition.
21. OCCUPANTS: It is understood and agreed that only the following persons shall occupy the:
 Guest Limits: No more than three Guests will be permitted to stay in any unit overnight. No guest can stay more than 3 nights without prior written consent of Owner. If Resident violates this rule, a \$50 per guest per week fee will be applied.
 Any visitor or person wishing to move in must fill out an application and pay for a background check at the park office. It will be at the discretion of the park if the person can reside in the park or not.
22. The owner has the right to raise the lot rent with-out prior notice if condition No. 21 is violated.
23. Residents agree that Resident cannot represent to any prospective purchaser of their mobile home, that the purchaser will automatically be a Resident of Taylor Village Mobile Home Park. Management of Taylor Village Mobile Home Park must approve new Residents. If applicable.
24. RE-ENTRY: In the event mobile home Residents fail to pay the rent or any part thereof, as the same becomes due, or violates any other term or condition of this agreement, Owner shall have the right, at his option, to re-enter the premises. Such re-entry shall not bar the right of recovery of rent or damages for breach of any term of this agreement, nor shall the receipt of rent after conditions have been broken be deemed a waiver or forfeiture. In order to entitle Owner to re-enter it shall not be necessary to give notice of rent being due and un-paid or hereto being sufficient notice of the rent being due and demand for same. If Resident abandons the rental unit and unit is not occupied for more than seven days and utilities to unit have been shut off owner has the right to enter unit and remove Resident's possessions and move them to a secure storage facility in the interests of preventing damage and unhealthy conditions inside unit. Resident will be responsible for all applicable removal and storage fees.
25. In the event the rental payment is not received by the Landlord when due or if the Resident violates any other terms or conditions of this Covenants in this Lease or fails to perform any other Promise, duty or obligation herein agreed to by him or imposed upon him by law, then in any of such events and as often as any of them may occur, the Landlord, in addition to all other rights and remedies provided by law, may at its option and with or without notice to Resident, either (1) terminate this Lease or (2) terminate the Residents right to possession of the premises without termination of this lease. Regardless of whether Landlord terminates this Lease or only terminates the Residents right of possession without termination this Lease, Landlord shall be immediately entitled to possession of the premises and the Resident shall peacefully surrender possession of the premises to Landlord immediately upon Landlord's demand. In the event Landlord institutes a legal action against the Resident to enforce the Lease or to remove any sums due hereunder, Resident agrees to pay Landlord reasonable attorney fees in addition to all other damages in accordance with North Carolina General Statute #6-21.2. Re-entry shall not bar the right of recovery of rent or damages for breach of covenants, nor shall the receipt of rent after conditions broken be deemed a waiver of forfeiture. To entitle Landlord to re-enter and/or terminate this Lease for default, it shall not be deemed necessary to give notice of rent being due and unpaid of other conditions broken or made demands for rent, the execution of these Covenants signed by the parties hereto being sufficient of the rent being due and demand for the same.

26. Security Deposit: the tenant shall pay an additional sum, herein after referred to as the "Security Deposit" with the landlord the sum of \$1000 to secure the faithful performance of the tenant's promises and duties contained herein. If the tenant faithfully performs the terms of this agreement and the property is left in same condition as when first occupied, without damages and clean, this deposit shall be returned to the tenant, except that is mutually forfeited to the landlord if the tenant vacates the property during the full term of the contract and all renewals as stated above. The security deposit may, in the discretion of either the landlord or its agent, be deposited in an interest-bearing account with BB&T. Any interest earned upon the security deposit, whether the security deposit is deposited in a trust or otherwise, shall accrue for the benefit of and shall be paid to the landlord or as the landlord directs. Such interest, if any, may be withdrawn by the landlord or agent from such accounts as it accrues and as often as permitted by the terms of the account. The Security Deposit is not and cannot be used for the last month's rent. The security deposit is solely for the repairing of any damages and to bring the lot back to its original condition and any past due balances on the account, not limited to but including payment of said rent, maintenance fees and collection costs, or to the repair of damage. Resident shall pay to Owner an additional sum of ~~\$0.00~~ for security deposit to be held by Owner. No interest will be paid to resident and shall be held during the full term of this lease and all renewals thereof. This security deposit shall be returned to Resident upon vacating the lot and mobile home provided that all rent, utility bills, maintenance fees, collection costs (including all fixtures and appliances contained therein) are returned to Owner's possession undamaged and or defaced.

27. The Harnett County Tax Collector charges every lot in Taylor Village Mobile Home Park a landfill fee. This is an annual charge. Landfill stickers are delivered to our office and will be given to you once we receive them.

In witness whereof, the parties here to have set their hands and seals, the day and year first written above.

Carolyn Jones
TENANT

5-17-22
DATE

[Signature]
LANDLORD

5/17/22
DATE

HAR-LAW REALTY CORP OF NC
56 EAST WILLIAMS STREET
ANGIER, NC 27501
(919) 639-3433 TEL.
(919) 639-3455 FAX.

Park Residences and Guest must abide by the Park Rules concerning All animals, whether domesticated or not.

1. We do not allow any pets, whether visiting or residing over 25 pounds when fully grown.
2. We do not allow any breeds or animals considered aggressive / dangerous breeds such as Pit-Bull, Rottweiler and Chow.
3. Dogs must be always kept on a leash
4. Owner of pet must clean up after pet; this includes any defecation as well as any trash the animal might get into.
5. We do not allow any farm animals on the park property.
6. No more than 2 cats per home.
7. A pet fee is required for all pets. Small dogs (grown 20 lbs or smaller) are \$200 for the first dog and an additional \$100 for the 2nd dog. Large Dogs and all cats are \$300 for the 1st pet and an additional \$150 for the 2nd pet. No more than 2 pets per home are permitted. Failure to report a pet will result in an additional \$100 fine plus the fees above.

If you want to have a pet, you will need to contact the office to register your pet.

Judgy 14 yrs Shapom 8 lbs

Carolyn Jones agree with the rules and regulation on the park.

Smoke Detector Addendum to Residential Lease

The designation Landlord, Tenant, Agent and Smoke Detector as used herein shall include singular, plural, masculine, feminine or neuter as required by context.

Lease Agreement dated: 05/16/2022 between :

Landlord: Har-Law Realty Corp of NC d/b/a Taylor Village Mobile Home Community and

Tenant: for the Carolyn Martin Jones

Premises: 334 Harold Dr Angier, NC 27501

Agent:

File

No.

Smoke Detector(s) Location:

Agreement	This agreement is an addendum to and part of the Lease Agreement and/or any Lease renewals or extensions relating to the Premises listed above.
Smoke Detector	The Premises included one or more Smoke Detectors.
Initial Occupancy	It is agreed that the Landlord will furnish a new battery for the Smoke Detector, if the Detector requires batteries, and the Tenant will test the Detector within one (1) hour after occupancy. The Tenant will inform the Agent immediately if the Detector is not working properly. Tenant understands that to test the Smoke Detector, he must push the "push to test" button on the Detector for about five (5) seconds. If the Detector is operating properly, the alarm will sound when the button is pushed.
Testing Obligation	The Tenant further agrees that he will be responsible for testing the Smoke Detector once a week. If there is no sound when performing the test, the Tenant should check or replace the battery, if the Detector has one. If the battery is good and the Detector still does not work, the Tenant should inform the Agent immediately, in writing.
Replace Batteries	The Tenant agrees that it is the Tenant's responsibility to replace the battery in the Smoke Detector, if it is a battery operated Detector, and he should test and replace the battery if the Alarm does not work - before he calls the Agent.
Carbon Monoxide	If the Premises contain gas, the Tenant is aware that carbon monoxide is a by-product of burning gas. Carbon Monoxide is colorless, odorless and very lethal. The Landlord strongly recommends the installation of a Carbon Monoxide Detector and the Tenant agrees to hold the Landlord harmless if Carbon Monoxide poisoning occurs.

Additional Terms

The Tenant acknowledges receipt of a copy of this Addendum and further acknowledges that he has examined it before signing below:

Carolyn Jones
TENANT

5-17-22
DATE

[Signature]
LANDLORD

5/17/22
DATE

Get Outlook for iOS

From: Wilkie, Kristi <Kristi.Wilkie@ClaytonHomes.com>

Sent: Tuesday, May 17, 2022 9:43:59 AM