

# Lot Rent Agreement

This lot rent agreement, is made this 3 day of April, 2023 between the landlord,  
Karen Gilstrap and the tenant

Tracy Seagraves

The landlord hereby agrees to lease the lot to the tenant and the tenant agrees to pay lot rent to the landlord. The tenant will be on a month-to-month lease agreement. The address that the lot is located and the tenant will be renting from the landlord is

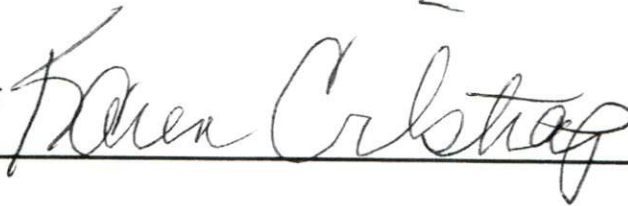
149 Crest Circle in the city of Spring Lake, NC 28390.

- A. The rental agreement shall begin on the first day of 4-3-23, and shall continue yearly. In the event that the tenant wants to move, you have to give a WRITTEN 30-day notice to the landlord.
- B. Security Deposit The landlord acknowledges receipt of the sum of \$ 350<sup>00</sup>. In the event the tenant terminates the lease prior to its expiration date, said amounts are NON - REFUNDABLE as a charge for the landlord's trouble in securing a new tenant, but the landlord reserves the right to seek additional damages if the damages exceed the above amounts. If the tenant is late more than twice then he / she forfeits the deposit.
- C. The tenant is not to sub lease, you must be the tenant that is living in the home
- D. The tenant is responsible to pay \$ 350<sup>00</sup> due at the first of each month. If payment is not in by the 5<sup>th</sup> of the month it is considered late and will be charged a late fee of \$15.00 added to the lot rent. After the 11<sup>th</sup> of the month and rent hasn't been paid then the landlord is subject to file eviction papers. The landlord shall have the right to increase the monthly rent and any other fees or charges or to make changes to the Guidelines for Living, provided the tenant receives thirty days written notice of any such increase.
- E. Tenant is responsible to keep their property raked of pine straw and the grass cut. If you do not keep the grass cut and the pine straw up you will be fined \$50.00. They are responsible to make sure the property is clean at all times. Trash days are Fridays in Pine Knoll MHP. There is no burning of anything in any of the mobile home parks. The first warning will be a \$300.00 fine, the second warning will be an automatic eviction for the tenant. You can bag up leaves and pine straw and we can pick that up for free but you have to get in contact with the office to make arrangements for that.
- F. The tenant is responsible for their guest that come in and out the tenant's property. You need to make sure that you do not disturb the neighbors with the radio, tv, or anything in the home that could disturb them. No loud noises are permitted in any of the mobile home parks after 10 pm. If you decide that you are having a get together of more than a few people you need to make sure that you let the landlord know in advance.

- G. ALL vehicles on the property must have valid registration and license plates. Vehicles without valid registration and license plates must be removed from the tenant's property, this includes vehicles that are not operational. Per county regulations no broken windows on the vehicle are prohibited and so is vehicles that have flats.
- H. Tenant must not park any boats or recreational vehicles on their property.

The tenant hereby agrees that this LOT RENT AGREEMENT has been read and a copy received by the tenant. The tenant also agrees to abide by all the terms and conditions in this document and other attached documents unless modified or deleted in the space below. If for any reason you are evicted from the community you will not be allowed to come back in the community.

Property Manager

  
\_\_\_\_\_

Tenant

  
\_\_\_\_\_