

**Windbreak Mobile Home
Lot Rental Agreement**

Property Address: 75 Brim Lane
Angier, NC 27501

This Agreement of Lease, made this 31st day of March 2021, between **Clara Young, Landlord** and Kaitlyn Mason and Tracy Mealy, hereinafter called **Tenants**.

The Landlord does hereby demise unto the Tenants the premises designated as Lot 75, on which the Tenants will install a mobile home for a monthly rental fee.

LOT RENT: Monthly rent of \$ 300.00 to be paid in advance. Rent is due and payable on the first day of each month for the current month. If any part of the rent is paid after the fifth (5) day of the month, Tenant shall pay late fee of **\$5.00** per number of days late. Rent is payable to **Clara S. Young**. If Landlord receives rent by check which is returned for insufficient funds, or returned unpaid for any reason, Tenant shall pay a processing fee of **\$35.00**.

Set up, tie in of water, sewer and electricity and installation of underpinning is the responsibility of the Tenant. Thereafter, monthly lot rent includes water & sewer and garbage pickup. It **does not** include monthly electric or any other personal utilities.

SECURITY DEPOSIT: A deposit of \$ 300.00 is to be paid in advance. Deposit will be refunded if the Tenant gives a 30-day notice and leaves premises in good, clean condition with **NO damages**. This applies after the Lease Date. If lease is broken before the 12 months/one year, deposit will be forfeited, and Tenant is responsible for rents until property is rented. A full accounting for any or all of the deposit not refunded to Tenant will be delivered to Tenant at last known address within 30 days of the termination of lease.

USE OF PROPERTY: Tenant shall use the premises only as a private residential dwelling and only person(s) listed as the Occupant may live at residence. Premises shall not be used for any unlawful purposes. No vehicle not being used (without tags, flat tires, etc.) is to be left on property. No loud or excessive gatherings that would bother neighbors.

MOBILE HOME/LOT REQUIREMENTS: Per Town of Angier Ordances:

- A. Mobile home shall be no older than a 1976 model and structurally sound. Further, mobile home must meet approval of Landlord before admittance to park.
- B. Exterior paint quality shall be maintained and complement area homes. Underpinning must include hitch area.
- C. No privacy fences are allowed. Lattices may be used for flowering areas, but not for privacy.
- D. Small accessory structures for storage are permissible with approval of Landlord and in accordance with Town requirements.

INSPECTIONS, REPAIRS AND MAINTENANCE: We reserve the right to come onto the premises at reasonable times for the purpose of:

- A. Inspecting lot conditions and making repairs, alternations, or improvements deemed necessary.
- B. If any illegal activities are suspected, police officers will be allowed onto premises.

ASSIGNMENT: Tenant may not assign this agreement, nor may Tenant sublet any part of the property without the prior written consent of the Landlord.

PETS: House pets are preferred, but if there is an outside pet it shall be humanely crated or penned while unattended. Leashes are required while outside. A deposit of \$20 per animal is required.

PET: NO Pets Allowed: _____ Allowed: dog ✓ cat _____ Paid Deposit of \$20

GRASS: Grass needs to be cut weekly or bi-weekly along with weed eating. Grass should never be over 6" tall. Flower beds should be kept free of grass. If Landlord must hire to have grass cut, Tenant will be charged for expenses incurred.

UTILITIES: Tenant is responsible for set up and payment of electricity through Duke Energy Progress. Garbage receptacle is provided and will be picked up weekly at the cost of the Landlord.

SURRENDER OF PREMISES: At the termination of this rental agreement, Tenant shall quit and surrender the premises in as good a condition as the same was at the outset of the lease.

SUMMARY EJECTION: If Tenant pays rent to Landlord after Landlord has filed an action for Eviction, Landlord may proceed with the eviction, or not, at Landlord's option. Tenant will be responsible to pay the eviction filing.

BREACH: Failure to pay rent, failure to keep the premises neat, disturbing your neighbors, moving people into premises, damages to property, or any other breach of any condition in this lease, SHALL CONSTITUTE A BREACH OF A CONDITION OF THIS AGREEMENT FOR WHICH RE-ENTRY IS SPECIFIED.

When signing this lease, I accept and agree to the Terms and Conditions of this Lease and realize I can be Evicted for any items listed in this lease.

<u>Kaitlyn mason</u> Tenant	<u>Kaitlyn mason</u>	<u>3-31-21</u> Date
<u>Tracy metz</u> Tenant	<u>Tracy metz</u>	<u>3-31-21</u> Date
<u>Clara S Young</u> Landlord	<u>10257 NC 210 N, Angier, NC 27501</u>	<u>3-31-21</u> Date