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OLSON'S MOBILE HOME COURT
1 DARLENE LANE
LITCHFIELD, NH 03052
(603) 880-2003 (603) 765-2105

IMPORTANT NOTICE REQUIRED BY LAW

THE RULES SET FORTH BELOW GOVERN THE TERMS OF YOUR RENTAL AGREEMENT WITH THIS MOBILE HOME COURT. THE LAW REQUIRES ALL RULES AND REGULATIONS OF THIS COURT TO BE REASONABLE. NO RULE OR REGULATION MAY BE CHANGED WITHOUT YOUR CONSENT UNLESS THIS COURT GIVES YOU 90 DAYS ADVANCE NOTICE OF THE CHANGE.

SUBJECT TO THE TERMS OF ANY WRITTEN LEASE AGREEMENT YOU MAY CONTINUE TO STAY IN THIS COURT AS LONG AS YOU PAY YOUR RENT ANY OTHER LAWFUL CHARGES, FOLLOW THE RULES AND REGULATIONS OF THE COURT AND APPLICABLE LOCAL, STATE AND FEDERAL LAW, DO NOT DAMAGE PARK PROPERTY AND DO NOT REPEATEDLY BOTHER OTHER TENANTS IN THE COURT. YOU MAY BE EVICTED FOR NON-PAYMENT OF RENT, BUT ONLY IF YOU FAIL TO PAY ALL RENT DUE WITHIN THIRTY DAYS AFTER YOU RECEIVE WRITTEN NOTICE THAT YOU ARE BEHIND IN YOUR PAYMENT.

YOU MAY ALSO BE EVICTED FOR NOT FOLLOWING THE RULES AND REGULATIONS OF THIS COURT BUT ONLY IF THE RULES AND REGULATIONS ARE REASONABLE, YOU HAVE BEEN GIVEN WRITTEN NOTICE OF YOUR FAILURE TO FOLLOW THE RULES, AND YOU THEN CONTINUE TO BREAK THE RULES. YOU MAY NOT BE EVICTED FOR JOINING A TENANT ORGANIZATION.

IF THIS COURT WISHES TO EVICT YOU, IT MUST GIVE YOU 60 DAYS ADVANCE NOTICE, EXCEPT IF YOU ARE BEHIND IN YOUR RENT, IN WHICH CASE ONLY 30 DAYS NOTICE IF REQUIRED. THE EVICTION NOTICE MUST GIVE YOU THE REASON FOR THE PROPOSED EVICTION.

YOU HAVE THE RIGHT TO SELL YOUR HOME IN PLACE TO ANYONE AS LONG AS THE BUYER AND HIS HOUSEHOLD MEET THE RULES OF THIS COURT. YOU MUST NOTIFY THE COURT IF YOU INTEND TO SELL YOUR HOME. FAILURE TO DO SO MAY MEAN THAT THE BUYER WILL BE REQUIRED TO MOVE THE HOME FROM THE COURT.

RULES AND REGULATIONS OF OLSON'S MOBILE HOME COURT

Rent is due the 1st day of each month any rent received after the 5th of the month will result in a \$25.00 late fee. If you are late 3 times within a 12-month period the Mobile Home Court has the right to serve an eviction.

It is the tenant's responsibility to keep his or her lot neat and clean in appearance. Lots should be kept free of leaves and tree limbs.

Only two garbage cans will be provided to each household. Garbage is collected on Tuesday mornings. Please have your cans placed at the end of the driveway by 7 am. You are responsible for the disposal of TV's, washers, dryers, refrigerators etc. These items need to be taken to the Litchfield transfer station. If you need the court owner to dispose of these items a fee will be charged. Please call the office for disposal of these items. 603-886-2003

Any flower gardens or plantings i.e.: trees or shrubs must be pre-approved by the court owner. If granted permission items must be maintained properly. If not maintained they will be removed and grass will be planted in their place. No shrubbery or trees can be removed from the lot without permission from the court owner. You will be financially responsible for replacement of these items if you choose to destroy or remove them without permission.

No pools of any kind are permitted by the court including (kiddy pools). No trampolines are allowed on the premises.

No major car repairs are to be performed within the court. No commercial vehicles are allowed within the court. Vehicles must be kept registered and in running condition. If not you will be asked to remove them from the court or they will be towed at your expense.

Cars are to be parked in the driveway only (an over night parking area is provided for guests). The speed limit within the park is 10 miles per hour and all stop signs must be obeyed. You are responsible for informing your guests of the rules and making sure they are followed.

The underneath of your mobile home must be enclosed with skirting approved by the court owner. If "tip outs" are blocked they must also be enclosed.

Only umbrella type clotheslines are allowed no lines tied to trees etc.

No daycares are allowed on the premises do to liability purposes.

No loud radios, TV's, or noise is allowed after 10pm. Please respect your neighbors.

III

If you have a wood stove (with approval from the fire department) you must use processed wood. No splitting or sawing of wood is permitted within the court.

Children are to be restricted from trespassing, disturbing or damaging neighbor's lots. Any damage caused by children will be the financial responsibility of the parent. Please make sure children are kept away from any construction or machinery that is being used in the court. Children are not permitted to play in the streets of the court. Standard road rules must be obeyed when riding bicycles in the court including stop signs. If the rules are not followed parents will be asked to restrict their use.

Tenants are responsible to make sure their children and guests follow the courts rules.

No visitors are allowed to stay for more than thirty days without permission from the court owner. A \$10.00 fee per month will be charged for visitors remaining in the court after the thirty days.

If you choose to sell your mobile home the court owner must approve the buyer in advance of the sale. **There is no sub-leasing of mobile homes.**

The mobile home court reserves the right to charge a higher rate of rent in cases where special services or facilities are necessary. An increase in rent at any time is subject only to the provisions of Chapter 205-A.

As this is private property the above rules and following conditions are part of your agreement for tenancy. All rules must be followed or you will be asked to vacate the premises

MOBILE HOME COURT APPROVAL

IV

RENT 1\$ 550 PER .

Date: _____

Due Upon Approval:

1st Months Rent: \$ [redacted] 550.00

Last Months Rent: \$ [redacted] 550.00

This certifies that the above monies have been received by _____
Applicant Name:

and _____ and Has/have been accepted as tenant(s) by Olson's
Co-applicant if applicable

Mobile Home Court.

Lot Address: _____

By signing below you verify that you have received a copy of the rules and regulations of Olson's Mobile Home Court and have reviewed and understand the terms of this agreement.

IV

Sign: _____ Date: _____
(Tenant)

Sign: _____ Date: _____
(Co-tenant if applicable)

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May 4, 2011

This certifies that the lot rent has been paid in full through May 31st 2011 for lot #

Lawrence E. Olson Jr.
Owner/Operator
Olson's Mobile Home Court

APPLICANT

LIST 3 PERSONAL REFERENCES:

NAME _____ ADDRESS _____ PHONE _____

NAME _____ ADDRESS _____ PHONE _____

NAME _____ ADDRESS _____ PHONE _____

LIST 3 CREDIT REFERENCES:

(1) NAME OF BUSINESS _____ PHONE _____

TYPE OF ACCT/LOAN _____ ACCT.# _____

BALANCE DUE _____ IF CLOSED HOW LONG _____

(2) NAME OF BUSINESS _____ PHONE _____

TYPE OF ACCT/LOAN _____ ACCT.# _____

BALANCE DUE _____ IF CLOSED HOW LONG _____

(3) NAME OF BUSINESS _____ PHONE _____

TYPE OF ACCT/LOAN _____ ACCT.# _____

BALANCE DUE _____ IF CLOSED HOW LONG _____

I CERTIFY THAT ALL INFORMATION GIVEN IS TRUE:

SIGNATURE: _____ DATE: _____