

# SAMPLE LEASE

Manufactured home lease

There is a separate lease for the site.

The home may not be removed from the site.

## There are important terms of your lease in the LEASE PROVISIONS

Date of agreement **2/7/2024** SMH100

Lessee 1 first name **Customer**

Lessee 2 first name

Lessee 1 last name

Lessee 2 last name

Park  
**Smith Mobile Home Park**

Address  
**14115 S. Western Ave.**

Site  
**100**

Lease start date **2/7/2024**

Lease end date **4/1/2024**

Make **Mansion**

Model **FB2** Length **66** Width **16**

Includes **Range, refrigerator, central A/C**

**Sec Deposit** \$1,000.00

**home rent** \$350.00

**Imperfections discount**

**(Information only) Site fee (you have a site lease for the same amount)** \$850.00

**Total monthly** \$1,200.00

**One year rent applied toward purchase**

Rental / Imperfections notes

The rate on this home has been discounted due to imperfections. We will maintain the home to high living standards, but there may be a few things that are not perfect. Your discount reflects those issues, and they will not be repaired.

\_\_\_\_\_  
Tenant Signature

*Thomas A. Smith*

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Landlord

A - Lessee agrees to return the property on or before the lease end date in as good condition as when received, excepting ordinary wear and tear, it being specifically agreed that lessee shall be responsible for any damage to the property during the term and while in his possession.

B - Lessee acknowledges he has fully inspected the mobile home leased hereunder and has found it to be in acceptable condition and adequate for his purposes. Landlord makes no warranties, either expressed or implied, as to the condition of the property or it's fitness for any particular purpose.

C – Lessee agrees that he will occupy the home. No sub leasing is allowed.

D – If lessee abandons the home, he will be responsible for any damage caused due to the abandonment.

E – The park rules will also be signed by the lessee, and are a part of this lease.

F - Rent is due between the first and fifth of the month. There is a \$50 late fee on the sixth of the month, and another \$50 late fee on the 16th of the month.

G - Service of all notices under this agreement shall be sufficient if given personally, or mailed to the party involved at this address and shall be effective when deposited in the United States mails, duly addressed and postage paid.

H - All mowing, yard maintenance, and maintenance of the surrounding area will be the landlords responsibility.

I- The name and address of the owners designated agent is as follows:

MH Finance Inc.  
14115 South Western Avenue  
Blue Island, Illinois 60406

Enforcing the covenants and agreements of this lease and/or the rules as provided for herein.

**Additional documents received:**

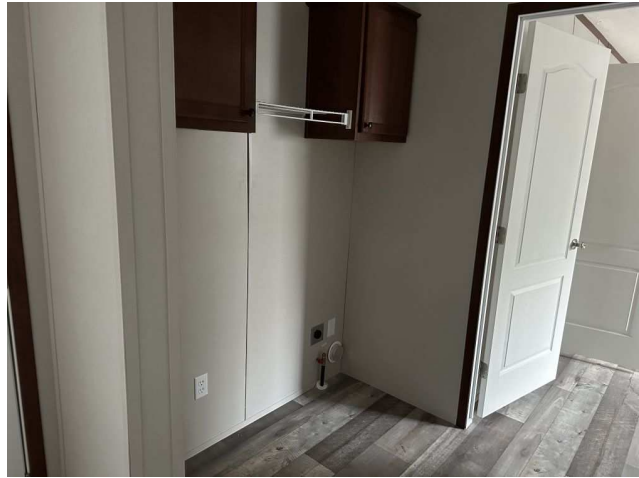
- Park Rules
  - Move in guide
  - Park rent rates
- "Living in a manufactured home"

\_\_\_\_\_  
Tenant Signature

*Thomas A. Smith*

\_\_\_\_\_  
Landlord

\_\_\_\_\_  
Tenant Signature



Tenant Signature

*Thomas A. Smith*

Landlord

Tenant Signature

## **POLICIES MOST LIKELY TO COST YOU MONEY AND YOUR CREDIT LEASED HOMES**

1. PETS – As of December 1, 2017, no pets are allowed in rental homes (except for up to 2 cats).
  - a. Lease holders with a date prior to December 1, 2018 will be allowed under the rules when you applied. We cannot keep homes affordable with the damage caused by pets.
  - b. Tenants who violate this rule are subject to an additional \$100 per month charge and will be subject to eviction. Some of our most preventable costs are related to pets. All staff, and particularly security patrol staff, monitor pet activity closely.
  - c. Costs for violation
    - i. \$100 per month until court, court costs of up to \$800, damage repair to the home up to \$5,000, and loss of your good credit.
2. SMOKING
  - a. No smoking is allowed in rental homes.
  - b. Costs for violation
    - i. Evidence of smoking will result in a minimum \$1,000 charge with no maximum, depending upon the costs of the damage caused to the home.
3. WALL or DOOR DAMAGE
  - a. If you choose to hang items on the walls, you must use removable hangers that do not cause damage.
    - i. Cost to repair and repaint \$500 - \$1,500
    - b. General Damage. Holes in walls, broken doors, irresponsible care.
      - i. Cost \$1,000 to \$10,000
4. APPLIANCES
  - a. The range must be kept clean and free of grease for protection of the appliance and safety from fire.
  - b. The refrigerator must be kept clean, and never left closed without power.
    - i. Appliance costs to clean or replace \$250 - \$1,000 each

CONTRATO DE CASA MANUFACTURADA  
HAY UN CONTRATO SEPARADO PARA EL SITIO.  
LA CASA NO PUEDE REMOVERSE DEL SITIO.

Fecha del **2/7/2024** SMH100

Arrendatario 1 Nombre **Customer**

Arrendatario 2 Nombre

Arrendatario 1 Apellido

Arrendatario 2 apellido

Parque **Smith Mobile Home Park** Dirrecion **14115 S. Western Ave.** sitio **100**

Fecha de inicio **2/7/2024** Fecha final **4/1/2024**

Marca **Mansion**

Modelo **FB2** Length **66** Width **16**

Incluye **Range, refrigerator, central A/C**

**TERMINOS IMPORTANTES:** Su tarifa de renta para esta casa seguira siendo la misma por todo el tiempo que usted permanesca en la casa. Su pago del sitio es separado y esta sujeto a cambio cada octubre independientemente de las fechas de este contrato despues de la fecha final, si permanece en la casa, su contrato se renovara automaticamente bajo los mismos terminos. Despues de 1 año independientemente por cuanto tiempo usted ah permanecido en la casa, usted puede terminar su contrato en cualquier momento si asi lo decea, con un aviso por escrito con 30 dias de anticipacion durante los meses de Abril, Mayo, Junio, Julio, y Agosto.

<b>Deposito</b>	<b>\$1,000.00</b>
<b>Renta</b>	<b>\$350.00</b>
<b>Pago del sitio</b>	
<b>Total mensual</b>	<b>\$1,200.00</b>

Notas:

The rate on this home has been discounted due to imperfections. We will maintain the home to high living standards, but there may be a few things that are not perfect. Your discount relects those issues, and they will not be

Firma del inquilino

*Thomas A. Smith*

Firma del inquilino

Propietario

A- El inquilino acepta en regresar la propiedad a tiempo o antes del fin del contrato, en las mismas condiciones en la que fue recibida a excepcion del desgaste normal, quedando especificamente acordado que el inquilino debe ser responsable por cualquier daño a la propiedad durante los terminos acordados y mientras este en su posesion.

B- El inquilino reconoce que ah inspeccionado totalmente la casa mobil y la ah encontrado en condiciones aceptables y adecuadas para sus propositos, el propietario no ofece ninguna garantia ya sea implicita o explicita en cuanto a la condicion de la propiedad, para ningun proposito.

C- El inquilino acepta que el sera quien habitara la casa. Rentar a alguien mas no esta permitido.

D- Si el inquilino abandona la propiedad, sera responsable por cualquier daño ocurrido a causa del abandono.

E- Las reglas del parque tendran que ser firmadas por el inquilino y son parte de este contrato.

F- La renta debe de ser pagada en el primer y quinto dia del mes. Un cargo de \$50 por pago atrasado sera aplicado en el sexto dia del mes. Otro cargo de \$50 el dia 16 del mes

G- Toda notificacion sobre bajo este acuerdo sera suficiente si es entregado personalmente. O por correo a la parte implicada en esta direccion y debe ser efectiva cuando se deposite en el correo debidamente endorsado y franqueo pagado.

H- Todo el podado y mantenimiento del jardin y mantenimiento de los alrededores sera responsabilidad del dueño.

I- El nombre y direccion del dueño designado es el siguiente:

MH Finance Inc.  
14115 South Western avenue  
Blue island, Illinois 60406

Cumplir con los convenios y acuerdos de este contrato y las reglas estipuladas en el.

**Documentos adicionales recibidos:**

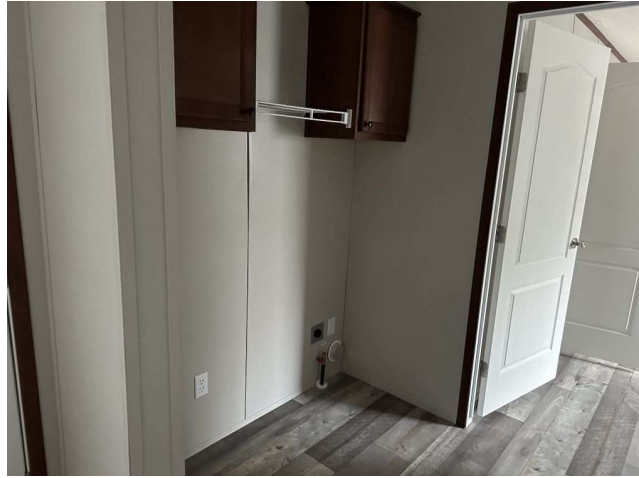
-Reglas del parque  
-Guia de mudanza  
-Tarifas de renta

- Viviendo un una casa manufacturada

\_\_\_\_\_  
Firma del inquilino

\_\_\_\_\_  
Firma del inquilino

*Thomas A. Smith*  
PROPIETARIO



Firma del inquilino

*Thomas A. Smith*

Propietario

Firma del inquilino