

**LLEWELLYN'S MANUFACTURED HOME COMMUNITY, INC**

**Susan Gochenour, President**

**4550 Bull Road, Dover, PA 17315**

**717-292-4263 Email: lmhomecommunity@gmail.com**

**DISCLOSURE OF FEES**

This document contains important information regarding your legal rights and your financial obligations in leasing or renewing or signing a new lease for a manufactured home space. Make sure that you read the entire document and seek legal advice if you have any questions regarding the information stated in this document.

The statements contained in this disclosure are only summary in nature. A prospective lessee should refer to all references, including all lease or rental agreement documents as well as any rules and regulations that have been established for the manufactured home community. Oral representations should not be relied on as correctly stating the representations of the manufactured home community owner or operator. Instead, you should refer to the lease or rental agreement and required disclosure documents for correct representations. You should also refer to the act of November 24, 1976 (P.L.1176, No.261), known as the Manufactured Home Community Rights Act (the "Act"), to become familiar with your obligations and rights as a manufactured home resident.

You have **Five Calendar Days** from the date you received this documentation to cancel your agreement in writing to the manufactured home community owner or operator.

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**RENT / FEE SCHEDULE**

In accordance with the Act, you are hereby notified of the following rent, fees, service charges, assessments and utility charges that are/may be applicable to your tenancy in Llewellyn's Manufactured Home Community, Inc. (LMHC) whether provided by the Landlord or a third party:

1. Rent per month:(effective September 1<sup>st</sup>, 2025) \$ 425.00

- Discount, If Paid By 3<sup>rd</sup> Of Month, By 6pm: \$30.00
- Dog Fee \$8 / month, restrictions apply
- Cate Fee \$5 / month, restrictions apply

2. Fees/Service Charges:

- Application Fee: (September 1<sup>st</sup>, 2025) \$50.00
- Out-of-State Criminal Background Check: Applicants who require an out-of-state background check as part of the application process will be responsible for an additional fee. The out-of-state background check fee is variable and will not exceed the actual fee charged by the respective county or state agency required to complete the background check. This ensures that applicants are only assessed the necessary cost to obtain the required information from jurisdictions outside our state.
- Lawn Care & Shrub Cutting: \$30.00/Hour
- Clean-up of Lawn, Leaves, & Debris: \$30.00/Hour
- Administration Fee for Certified Letters: \$20.00
- Returned (NSF) Check Fee: \$30.00
- Rental Late Fee: \$5.00/Day
- Repairs That Tenant Is Responsible For: \$30/hour labor, Costs + 20% Management Fee

3. Utility Charges:

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- Water: Included With the Rent
- Sewer: Included With the Rent
- Trash: Billed Quarterly to Tenant Directly, By The Provider, Penn Waste, 717-767-4456
- Internet Service: Internet service is not provided by LMHC, no fees are charged by the Landlord for internet service. Comcast/Xfinity is available.
- Cable/Satellite Television: Cable/satellite television is not provided by LMHC, and there are no fees charged by the Landlord for cable/satellite television.
- Electricity: Electricity is not provided by LMHC, and there are no fees charged by the Landlord for electricity.
- Fuel: Fuel is not provided by LMHC, and there are no fees charged by the Landlord.

I hereby acknowledge receipt of this Disclosure of Fees.

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| _____<br>Signature | _____<br>Print Name | _____<br>Date | _____<br>Time |
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