

Midland Park
DISCLOSURE OF RENT,
FEES, SERVICES CHARGES, ASSESSMENTS, and UTILITY CHARGES
MONTH-TO-MONTH LEASE

1. Monthly Rent and Rent-Related Charges

Base Rent	\$550.00
<u>Surcharges</u>	
Surcharge	\$0.00
Surcharge	\$0.00
Surcharge	\$0.00
Tenants	\$10.00 for residents with more than 4 family members for water and sewer consumption
Vehicles	\$0.00
Pets	\$0.00
Shed Rental	\$0.00
Discount	\$0.00

2. Miscellaneous Fees

Application Fee	\$30.00 per applicant; \$10.00 additional surcharge per applicant for offline/paper submissions
Lawn Cutting	\$50.00 to maintain neglected resident lawns
Late Fee for Payments of Rent, Miscellaneous Fees, and Utility Charges Received after the 5	\$40.00
Returned Check Fee	\$30.00
Court Filing for Rent/Rules Violations	Court-Assessed Filing Costs Plus \$10.00 fee will be charged for each certified letter written due to rule or rent violations
Security Deposit	Equal to one (1) month's rent
Miscellaneous Fees	Snow removal: \$25/hr for removing snow from Resident's driveways, walkways. Resident maintenance: \$25/hr for any work performed at the resident's request. Overflow Parking/Storage Area - \$15 per vehicle parked in overflow area,

3. Service Charges

Water Surcharge Per Lot	Not included or provided by community. It is supplied by Millersburg Area Authority and billed back to residents quarterly by the community at the following rate: - 0 to 6,000 gallons: \$55.80 minimum rate - Usage over 6,000 gal: \$9.30 per 1,000 gallons
Sewer Service	Not included or provided by community. It is supplied by Millersburg Area Authority and billed back to residents quarterly by the community at the following rate: - 0 to 6,000 gallons: \$66.00 minimum rate - Usage over 6,000 gal: \$11.00 per 1,000 gallons
Trash Service	Not included or provided by community
Electric Service	Not included or provided by community
Cable Service	Not included or provided by community
Oil Service	Not included or provided by community
Natural Gas Service	Not included or provided by community
Propane Service	Not included or provided by community

Midland Park

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, 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.

MIDLAND PARK MHP

Cedarmanor@gspmanagement.com

Any and all matters are at the discretion of the landlord and the landlord's manager

The management reserves the right to amend or change these rules as circumstances may become necessary.

Any and all questions regarding these rules will be referred to the property manager

Rules Of The Mobile Home Park

1. Rent is due on the first of the month. A \$40.00 late fee will be charged if the rent is not paid by the 5th day of each month. Made payable to: GSP Management Co. PO Box 529, Morgantown, PA 19543.

If a check is returned for nonpayment from the bank, a fee of \$40.00 will be charged to the tenant.

2. Each tenant will be billed in a 3-month cycle for water and sewage usage. The bill will be due with the next month's rent payment.

3. All pets must be approved by the management before it is permitted to be kept in the park. All pets must be vaccinated for rabies and have a licensed collar. Cats are allowed if they are neutered or spayed. All dogs must be housed inside the mobile home. No dog houses are permitted in the park. It is up to the discretion of the park on the number of pets allowed. the park reserves the right to deny the continuing presence of a pet in the park if there is proof of negligence. Negligence can include biting of people or other pets, excessive barking, signs of animal defecation on the rented lot or anywhere

ordinance" therefore, animal control may be called to pick up your pet.
Please do not feed stray cats.

4. No subletting allowed

5. When underground digging- What you don't see underground can hurt you. Before you dig, **you are required by law to call Pennsylvania One-Call at 811 a minimum of three days before you plan to dig.** They will help you to locate gas, electric and other underground utility lines.

Calls to 811 are free.

6. Lawns are to be cut and trimmed. if the landlord is required to cut the lawn, the resident will be charged an additional \$50.00

7. No loud music or disruptive noises – have consideration for the neighbors.

8. Any changes or additions to your lot must be approved by the property manager – this includes changes to the mobile home exterior.

9. The speed limit is 15 m.p.h.

10. No double parking – emergency vehicles must have access at all times – this includes snow plowing

11. No minibikes, dune buggies, snowmobiles or go-carts may be driven in the park.

12. Bicycles, rollerblading and skateboarding will be allowed in the park. We advise that you wear a helmet.

13. No trampolines without safety nets or swimming pools allowed in the park.

14. Each tenant shall be permitted to have 2 vehicles, unless the property manager gives written approval for an additional vehicle.

15. No unlicensed or inoperable vehicles shall be permitted.

16. Mechanical or auto body repairs on vehicles shall not be permitted on the park property.

17. Parking is provided for vehicles only – any other type of recreational vehicle or equipment requires permission from the property manager.

18. Any new owner of a mobile home on the lot must be approved by the property manager in order to move in, or the mobile home must be removed.

19. Any eviction proceedings necessary will be handled according to the laws governing each situation.

20. Any abandoned mobile homes will be removed according to the applied laws.

21. Any construction approved by management must have a permit approved by upper Paxton Township code enforcement

Rev. 10/06/2025 Payee info revised.