

Hoomes Mobile Village

Monthly Rental Agreement For Recreational Vehicle Tenants

Tenants who are listed on this application agree to lease the space in Hoomes Mobile Village, hereinafter referred to as "Park", according to the terms and conditions set forth in this agreement.

TERM: This Rental Agreement shall establish a month-to-month tenancy. Tenant acknowledges and agrees that he or she will vacate the space which is the subject of this Agreement no later than the expected departure date specified herein. If the tenant does not vacate the space after five (5) days, he/she agrees to accept disconnection of electricity and water by Hoomes Mobile Village, and agrees to pay extra legal fees, towing fees, and so on, related to eviction of the tenant.

RENT: Your monthly rent is \$375.00 for 30amp service or \$425.00 for 50amp service. Tenant(s) shall pay rent in full on the _____ day of each month, commencing on the start of the term of this Rental Agreement. A late charge may be assessed by management in the amount of \$10/Day whenever rent is paid more than five (5) days after it is due. A check return charge may be assessed by management in the amount of \$65.00 whenever a check for rent or any other charge is returned unpaid from a bank or financial institution.

All rent and utility charges due and owing herein shall be made payable to: Hoomes Mobile Village by check or money order and can be delivered either personally, dropped in the drop box located by the office's front door, or by U.S. Mail to the park office at the following address:

Address 729 Brandenburg Street City East Brewton State Alabama Zip 36426

If rent payment is to be made personally, the Park Office is usually open from 9 A.M. to 6 P.M. The drop box is available anytime. The monthly rent is not refundable when the tenant leaves any time before the final day of the month. All rent/security will be issued a receipt for confirmation of payment. If drop box is used, contact Park Management for receipt.

RENT INCREASES: Notices of rent increases during the term of this Agreement will be in accordance with the terms and conditions of any law in effect, but no rent increase shall take effect less than thirty days from the date of written notice from the Park.

UTILITIES AND OTHER CHARGES: Included in the rent are the monthly charges for:

<u>Water / Sewer</u>	<u>Electricity</u>
<u>Grass Cutting</u>	<u>Garbage</u>

SECURITY DEPOSIT: Tenant(s) shall pay the amount of \$375.00 or \$425.00 depending on service requirements for a security and/or utility deposit, which shall be refunded upon termination of the Tenant(s)'s tenancy in the Park to the extent that the amount is not necessary to remedy the Tenant(s)'s default in the performance of this Rental Agreement and/or to repair damages to the space or Park caused by the Tenant(s), not including ordinary wear and tear. The tenant's RV damages caused by natural disaster (flood, earthquake, draught, strong wind, etc.), and theft shall be covered by the tenant's own RV insurance.

PARK RULES: The Park Rules are incorporated herein by reference as though fully set forth at this point. Tenant(s) agrees to comply with all Park rules that exist now and such additional rules that may be implemented by the park from time to time.

TERMINATION OF RENTAL AGREEMENT BY TENANT: Tenant(s) understands that this Rental Agreement will remain

in effect and Tenant(s) will be liable to pay rent as set forth in this Agreement whether or not the Tenant(s) occupies the space or maintains a recreational vehicles at the space for the term of this Rental Agreement, unless the Tenant(s) sells the recreational vehicles to a purchaser who is approved by the Park and who executes a new Rental Agreement or unless the Tenant(s) removes the recreational vehicles from the Park.

RENTING OR SUBLETTING: Tenant(s) shall not sublease or otherwise rent all or any portion of Tenant(s) recreational vehicle or the premises.

PETS: Small pets are always to be kept inside or be on a leash no longer than 6 feet. A small pet is defined as a pet that spends its primary existence within the RV. Park Management reserves the right to deny a Resident a pet if a proposed pet would pose a threat to the health and safety of Residents of the Park. Pets are not allowed to run loose at any time within the park.

USE PROHIBITED: The recreational vehicle and premises shall be used only for private residential purposes and no business or commercial activity of any nature shall be conducted thereon.

EFFECT ON THIS AGREEMENT: Tenant agrees that this Rental Agreement contains the entire Agreement between the parties regarding the rental of space within the Park. All prior negotiations or stipulations concerning this matter which preceded or accompanied the execution of this Agreement are conclusively deemed to have been superseded by this written Agreement. This Agreement completely supersedes any prior Agreement of the parties, whether in writing or oral.

SUCCESSORS AND ASSIGNS: This Agreement and each and all of its terms, provisions, covenants, conditions, rights and obligations shall be binding upon the time and insure the benefit of the parties hereto and their respective successors, assigns, heirs, executors, and administrators.

RELEASE OF LIABILITY: Hoomes Mobile Village & RV Park is privately owned. The resident accepts rental privileges with the understanding that he/she does hereby release Hoomes Mobile Village & RV Park, its officers and employees, of all liability for loss or damage to property and injury to his/her person arising out of his/her use of the park's property, and agrees to indemnify Hoomes Mobile Village & RV Park, its officers and employees, against claims resulting from loss or damage to property or injury to the person or any member of the family or guest of the registered resident arising out of the use of the park's property.

ACKNOWLEDGMENT: Tenant(s) acknowledges that he and/or she have read, understood and received copies of this Rental Agreement, together with a copy of the Park Rules and Regulations, and further that he and/or she have read and understand each of these documents. Tenant(s) understands that by executing this Rental Agreement, he and/or she will be bound by the terms and conditions thereof.

Lot #: _____

Agreement Start Date

Expected Departure Date

Applicant Signature:

Date

Hoomes Mobile Village Owner/Manager Signature:

Date