

Revised July, 2021

Stokholm Forest Village

\$200 Discount if Paid annually.

Mobile Home Park Lease Agreement

1. This Lease Agreement made the _____ day of _____, 20____, by and between Stokholm Forest Village (hereafter "Lessor") **P.O. Box 1665, Bay City, Michigan 48706.** _____ (hereafter "Lessee") for the lease of mobile home space No. _____ in Stokholm Village located at 800 W. Mier Rd., Sanford, Michigan 48657, for occupancy by _____ persons, upon the following terms and conditions:

2. **TERM:** The term of this lease shall be one (1) year beginning _____, 20

3. **RENT:** rental for the term of the lease term is \$285, including township tax of \$3.00 per month, payable in monthly installments, payable on the first day of each month beginning _____, 20____, and shall be paid to Lessor at **P.O. Box 1665, Bay City, Michigan 48706. \$200 discount if Paid Annually.**

(b) A delinquency fee of \$20.00 shall be charged to Lessee for any month the rent is not paid by the sixth day of that or any succeeding month

(c) If more than four (4) persons occupy the premises, there shall be a monthly rental fee of \$20.00 for each Adult occupant. Additional charge of \$15.00 per month for each dog, \$5.00 per month for each cat.

(d) The monthly rentals under this Lease Agreement may be adjusted after the Term of this lease, upon notice to Lessee at least 30 days prior to the effective date.

4. **Security Deposit.** There shall be a security deposit, equal to 1 mo. Rent. Notice to Lessee: You must notify your Stokholm in writing within 4 days after you move, of a forwarding address, for Stokholm can return your Deposit or Stokholm be relieved of sending your Deposit.

5. **Use of Premises:** The premises shall be used only for the parking of a mobile home to be lowered to a level and skirted with materials approved by Lessor, which approval shall not be unreasonably withheld, and one (1) storage shed (no larger than 10' x 12'). Lessee shall comply in every respect with the ordinances of the Township of Jerome and County of Midland, Michigan.

6. **Facilities & Utilities:** Lessee shall be responsible for all connections and all maintenance to all utilities & shall be responsible for paying all: Electricity, Gas, Telephone & cable charges.

7. **Water & Sewer:** The water and sewer, up to 2,000 gallons is collected in the rent. Usage over 2,000 gallons /mo. Billed @ \$10.00/ 1,000 gallons. Lessee must protect water line and meter from freezing. **There is a \$150 charge, to replace a broken, frozen water meter.**

8. **Assignment.** Lessee shall not assign nor sublet the premises or any part thereof without Lessor's prior written Consent.
9. **Rules and Regulations.** Lessee acknowledges receipt of a copy of the rules and regulations of Stokholm Forest Village, which Lessee acknowledges shall be applicable to Lessee's use of the premises during the lease term. Lessor may amend them to reflect changes required by governmental laws or regulations or changes required to protect the physical health, safety or peaceful enjoyment of the park by its tenants, and guests, upon giving Lessee 30 days written notice of the amendment.
10. **Termination.** Lessee may terminate this lease agreement at any time without cause, by (30) days prior written notice to Lessor. At the termination of the lease for any reason, Lessee shall yield up immediate possession of the premises.
11. **Default.** If Lessee defaults in the payment of the rent or any part thereof, or in any or the terms, conditions and covenants in this lease, or if Lessee violates any lawfully established rules and regulations, or if the premises shall be deserted or vacated, it shall be the right of Lessor any time thereafter, at Lessor's option, after statutory notice, to declare the lease term ended and, subject to the procedural requirements of Chapter 57 of Act 236 of Public Acts of 1961, to re-enter the premises or any part thereof, to expel and remove Lessee's mobile home from the premises, and to repossess the enjoy and premises as before this lease agreement, without prejudice to any remedies which might be otherwise used for arrears of rent or preceding breach of covenants by Lessee. Remedies available to Lessor shall include the right to all statutory costs of litigation and reasonable attorney fees incurred, to the extent allowed by law.

Notice to Lessee. Michigan law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the truth in renting act. If you have a question about the interpretation or legality of a provision of this agreement, you may want to seek assistance from a lawyer or other qualified person.

Stokholm Forest Village, Mobile Home Park, Lessor _____

Lessee _____

Decline to enter into this lease agreement:

Lessee _____