

MOBILE HOME PARK LOT LEASE [PENNSYLVANIA]

THIS LEASE made effective as of the ____ day of _____, _____.

BETWEEN:

[NAME OF LANDLORD]
[address]
(the "Landlord")

- and -

[NAME(S) OF TENANT(S)]
[address]
(the "Tenant")

1. Lot

IN CONSIDERATION of Tenant's payment of rent and agreement to and compliance with the terms and provisions of this Lease, Landlord hereby leases to Tenant the lot located at *[insert lot number]* _____ (hereinafter referred to as the "Lot") in the *[insert name of mobile home park]* (the "Park"), located in *[name of city or town]*, Pennsylvania, for the following home:

[description of mobile home, model, year]

2. Term

The initial term of this Lease shall be for one (1) year from the date it is signed, and shall automatically renew for successive 1-year terms unless notice is given by either party to terminate the Lease in accordance with the provisions hereof.

3. Lot Rent & Other Charges

- (a) The monthly lot rent due under this Lease is the sum of [TOTAL RENTAL DUE IN WORDS] DOLLARS (\$###.##) per month, commencing on the ____ day of _____, _____. Unless other arrangements have been made in advance in writing, all lot rent payments are due on the first (1st) day of each calendar month and must be paid no later than the ____ day of each month.
- (b) All lot rent payments shall be made by mail or personal delivery to the Landlord at the address hereinbefore set out, or such other address as the Landlord may from time to time designate in writing to the Tenant. If payments are being sent by regular mail, the Tenant is responsible for ensuring that such payments are mailed with sufficient time to allow delivery by the 1st day of the month.
- (c) Additional charges may be levied only as specified and provided for elsewhere in this Lease, or in the Park Rules and Regulations. Except in emergency situations, Tenant shall be given thirty (30) days written notice of Landlord's intent to perform services for which an additional charge will be levied. Additional charges are due in full no later than thirty (30) days from the Tenant's receipt of a written invoice from the Landlord.
- (d) Except as otherwise provided by law, the rental amount shall remain in effect for a period of not less than one (1) year from the effective date of this Lease.

4. Security Deposit *[optional - deposits are generally not requested in mobile home parks]*

A security deposit of one (1) month's lot rent in the amount of [AMOUNT OF DEPOSIT IN WORDS] DOLLARS (\$###.##) shall be paid by the Tenant at the commencement of this Lease. Landlord shall refund the full amount of the security deposit within fourteen (14) days after Tenant sells the mobile home or removes it from the lot.

Landlord may retain all or a portion of the security deposit only for the following reasons (which must be provided to Tenant in written form itemizing any such deductions): (a) non-payment of lot rent; (b) damage to the Lot, other than as a result of normal wear and tear; (c) non-payment of utility or other charges which are normally paid to the Landlord; and/or (d) expenses for removal from the Lot of any property abandoned by Tenant.

THIS IS AN 8-PAGE DOCUMENT.

Initials: _____