

## MOBILE HOME PARK LOT LEASE (VERMONT)

THIS LEASE made effective as of the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

### BETWEEN:

[NAME OF MOBILE HOME PARK OWNER]  
[address]  
(the "Owner")

- and -

[NAME OF RESIDENT]  
[address]  
(the "Resident")

### 1. Lot

IN CONSIDERATION of Resident's payment of rent and agreement to and compliance with the terms and provisions of this Lease, Owner hereby leases to Resident 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]*, State of Vermont, 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. Occupancy

Occupancy is limited solely to the Resident and the additional individuals listed below: *[list all adults and children who will be living in the mobile home]*

Name: \_\_\_\_\_  
Name: \_\_\_\_\_  
Name: \_\_\_\_\_

Age: \_\_\_\_\_  
Age: \_\_\_\_\_  
Age: \_\_\_\_\_

Additional occupants, including boarders, may reside in the mobile home with the written consent of Owner, which consent shall not be unreasonably withheld. Guests shall be permitted, provided that the Resident notifies the Owner in writing of the names and lengths of stay of any guests staying longer than \_\_\_\_\_ days. In no event will guests be permitted to stay longer than \_\_\_\_\_ consecutive [weeks/months].

### 4. 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 and payable on the first (1<sup>st</sup>) day of each calendar month and must be paid no later than the fifty (5<sup>th</sup>) day of each month.
- (b) All lot rent payments shall be made by mail or personal delivery to the Owner at the address hereinbefore set out, or such other address as the Owner may from time to time designate in writing to the Resident. If payments are being sent by regular mail, the Resident is responsible for ensuring that such payments are mailed with sufficient time to allow delivery by the 1<sup>st</sup> 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, Resident shall be given thirty (30) days written notice of Owner'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 Resident's receipt of a written invoice from the Owner.
- (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.

**THIS IS A 10-PAGE DOCUMENT.**

Initials: \_\_\_\_\_