

## MOBILE HOME PARK LOT LEASE

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 a lot (hereinafter referred to as the "Lot") located in the \_\_\_\_\_ [insert name of mobile home park] (the "Park"), located in \_\_\_\_\_ [name of city or town], \_\_\_\_\_ County, Colorado for the purpose of placing the following mobile home on the Lot:

*[description of mobile home, model, year]*  
(the "Mobile Home")

**2. Term and Termination**

*[If the lease is for a fixed term, use this paragraph and delete the other one.]*

The term of this Lease shall be for one (1) year, commencing on \_\_\_\_\_ [insert date] and ending on \_\_\_\_\_ [insert date], subject to earlier termination in accordance with the provisions of this Lease. If Tenant remains in possession of the Lot with the consent of Landlord after the expiration of the term of this Lease, a new month-to-month tenancy shall be created between Landlord and Tenant which shall be subject to all the terms and conditions of this Lease but shall be terminated on thirty (30) days' written notice served by either party on the other party.

*[If the lease will run month to month, use this paragraph and delete the other one.]*

This Lease shall be a month-to-month lease, commencing on \_\_\_\_\_ [insert date]. Either party may terminate the Lease by giving thirty (30) days' written notice to the other party. Upon termination, Tenant shall remove the Mobile Home on or before the termination date, after first obtaining any necessary removal permits as required by law.

**3. Occupancy**

Occupancy is limited solely to the individuals listed below: *[list all adults and children who will be living in the Mobile Home]*

Name	Birthdate	Relationship (if any)

All adult occupants dwelling in the Mobile Home must sign this Lease. If any person other than those listed in this Lease resides in the Mobile Home, Landlord shall have the right to declare Tenant in default

of this Lease or to charge an additional \$\_\_\_\_\_ per month for each additional person. Any new occupant moving into the Mobile Home must be approved by Landlord and must sign this Lease prior to moving in.

Guests shall be permitted, provided that Tenant notifies Landlord 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 [days/weeks] within Landlord's written consent.

**4. Payment of Rent**

Tenant shall pay Landlord rent payments for the Lot in the amount of [TOTAL RENTAL DUE IN WORDS] DOLLARS (\$####.##) per month. Unless other arrangements have been made in advance in writing, all rent payments are due on the first (1<sup>st</sup>) day of each calendar month. All rent payments shall be made by mail or personal delivery to Landlord at the address hereinbefore set out, or such other address as Landlord may from time to time designate in writing to Tenant. If payments are being sent by regular mail, Tenant is responsible for ensuring that such payments are mailed with sufficient time to ensure delivery by the due date.

**THIS IS AN 8-PAGE DOCUMENT.**

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