

## **OXFORD COMMONS LEASE**

**IN THIS LEASE**, the words "we", "us" and "our" mean the Community Owner. The words "you" and "yours" mean the Resident.

**AGREEMENT OF LEASE** made between Garden Homes Management Corporation, a Connecticut corporation, General Partner, and duly authorized agent of the Limited Partnership owner of the housing community, hereinafter referred to as the Community Owner and

Oxford Community  
Unit  
Account Number:

Lot #

Oxford, CT 06478

hereinafter referred to as Resident,

We lease to you and you lease from us the home on the Lot Number located in the housing community printed above on the following terms:

Term of Lease: to

Monthly Rent:

4% Additional Late Charges if Rent not received by 10th day of the Month: \$

Security Deposit Paid by You:

Utilities Paid for by Us: None  
(You shall pay for Utilities not paid for by us)

You will pay us the monthly rental on the first day of every month in advance. Rent checks shall be made payable to Garden Homes Management Corporation. If you have paid a security deposit in connection with your occupancy, upon your vacancy, we shall return the security deposit to you within 30 days of vacating the home and returning all keys, so long as you have carried out all of the terms of this lease. We shall pay you interest on your security deposit in accordance with law. Your security deposit is in an interest-bearing account at M & T Bank. In the event that you fail to pay the rent or late charges or fail to carry out the other terms of this lease, we shall apply all or a portion of the security deposit for any of these purposes.

This lease includes 32 additional paragraphs printed on a 4-page document entitled RENTAL AGREEMENT, a 1-page document entitled ADDITIONAL GUIDELINE PROVISIONS FOR CONNECTICUT MANUFACTURED HOMES COMMUNITY, and a 1-page document entitled ADDENDUM A: MOVE OUT CHARGES, copies of which are posted on our website and are hereby incorporated and made a part of this lease, and a document entitled First Year Addendum to Lease attached hereto.

We and you have signed this lease to indicate our agreement to its provisions as of the date that the term of lease begins. Its provisions, including the Guidelines, shall bind you and us and our respective successors, heirs, legal representatives and assigns. Receipt of said Guidelines is hereby acknowledged by Resident(s).

# FIRST-YEAR ADDENDUM TO LEASE

This Addendum is made part of the lease executed by the Landlord and the Tenant(s).

During the initial term of the Lease, if the home is abandoned or vacated, or the lease is otherwise terminated due to Tenants' failure to abide by its terms, the Tenant shall immediately forfeit their security deposit **and** be responsible for the following charges, in addition to those specified in Addendum A – Move Out Charges.

1. The cost to repaint or repair the home;
2. The cost to shampoo the carpet;
3. The cost to clean the home;
4. The sum of all rent and utility charges due through the date of re-occupancy of the home.

The tenant(s) shall be billed for the additional charges. Failure to pay these additional charges will result in collection proceedings in addition to reporting the debt to the relevant Credit Bureaus.

We and you have signed this lease to indicate our agreement to its provisions as of the date that the term of the lease begins.

**X**  
\_\_\_\_\_

**X**  
\_\_\_\_\_

**X**  
\_\_\_\_\_  
**Landlord**

Authorized Representative for Landlord

**X**  
\_\_\_\_\_

## **OXFORD COMMONS RENTAL AGREEMENT**

- 1. Occupancy.** If the home is not ready for occupancy on the date this lease begins, your rent will not begin until we notify you that the home is ready for occupancy. We are not liable for any damages or inconvenience suffered by you because of a delay in the occupancy date.
- 2. Condition of Home.** In signing this lease, you agree that you have examined the home. You agree that you are satisfied with the physical condition of the home and that it is in good order and repair. We have made you no promises as to the condition or repair of the home. Any concerns must be sent in writing to the Stamford office within 24 hours of moving into the home.
- 3. Utilities.** All utilities must be placed in your name(s) as of your move in date and must be maintained at all times during the term of this lease and your occupancy. You are responsible for monthly utility and rental payments for the full term of this lease and your occupancy.
- 4. Rental Payments and Late Charges.** Your rent is due on the first day of each month in advance. If not received by us on the 10th day of any month, a 4% additional late charge shall be added to the rent. You shall pay the rent by check or money order made out and sent by mail to Garden Homes Management Corp., 29 Knapp Street, P.O. Box 4401, Stamford, CT. 06907. You shall not pay the rent in cash. If your name and community address are not printed on your rent check, you shall indicate your property and home number on its upper left-hand corner so that we may give you proper credit for your rent. All rental payments received by check will be electronically deposited, unless you pay by a non-consumer type check. If you wish to opt out of this program, you may pay by money order or a traveler's check. You may also sign up for our Automatic Payment Plan or pay your rent online at our website, [www.gardenhomesmanagement.com](http://www.gardenhomesmanagement.com). We shall not send you any monthly bill or receipt for the rent. Your canceled check or bank statement shall be your receipt. Third party checks will not be accepted.
- 5. Bad Checks.** If a personal check that you have sent to us in payment of the rent is returned by the bank unpaid, we may elect to electronically re-present your check up to two more times. You shall be responsible for an additional returned check charge of \$20 for each time it is returned, which fees may also be collected electronically. If such checks are returned on two occasions, we shall no longer accept your personal checks and all subsequent rental payments by you shall be by cashier's checks, money orders or certified personal checks.
- 6. Eviction for Non-Payment, Attorneys Fees and Additional Rent.** If you fail to pay the rent and/or "additional rent" by the 10th day of the month when due, we may at any time thereafter sue you for the rent and institute proceedings to evict you from the premises or use any other legal remedy available to us, to collect the money or acquire possession of the rented property. In the event we proceed with any formal action to collect any amount due and owing from you, you agree to pay reasonable attorneys' fees in connection with that action, plus all actual costs expended by us in connection with that collection action. The attorneys' fees and costs incurred in a collection action are also called "additional rent". Payments must be in the form of a money order or certified check, no personal or third-party checks will be accepted.
- 7. Eviction for Other Violations.** If you fail to carry out any of the other provisions of this lease, we may give you written notice to comply with them. If you fail to comply with our notice within the time so specified, we may then terminate your tenancy but you shall continue to be liable to us for any cost or losses we incur as a result of your failure to comply with this lease. These costs and losses shall include any reasonable attorneys' fees that we incur in connection with our action to enforce this lease, including costs of eviction if it shall be necessary.
- 8. Landlord Right of Entry.** Upon prior notice, we and our agents and employees may enter the home during reasonable business hours to inspect, make repairs or any other work necessary to maintain the home and/or site. When emergency repairs are required, our agents and employees may enter at any time. If you are not present, our agents and employees may use a master key or forcibly enter the home without liability to you for such entry.
- 9. Occupancy.** The home may be occupied only for residential purposes by you, and the persons whose names are indicated in the Application for Rental as completed by you. You may not permit any other person(s) to occupy the home unless you have received the express written consent of the landlord. You may not assign this lease or sublet or rent on a daily or other basis the home to any other person. This prohibition applies to overnight stays or any other stays arranged on Airbnb.com or other similar internet sites. If you violate this provision, this lease will end immediately, you will vacate the home at once, forfeit your security deposit

to us as liquidated damages, and you will be held responsible for any other applicable charges as specified in this lease. You must notify landlord in writing when any child in occupancy reaches the age of 18 years old. Residents with visitors staying in the home more than 3 days but less than 14 days (does not have to be consecutive days) must provide the Community Manager with a letter identifying visitors by name, relationship, and the length of their stay. Visitors exceeding the 14-day period are no longer considered visitors and must submit an occupancy application and photo ID to the Stamford office for review and approval.

- 10. Behavior.** You, those who occupy the home with you, and your guests, will comply with all rules which we issue and which are necessary for the care, safety, and cleanliness of the home and for the comfort, quiet, and convenience of other tenants in the community. Children are not to play near any service facility such as sewer clean outs, mailbox area, generators, landlord facilities, etc. No use or display of fireworks, firearms, BB guns, knives or other potentially dangerous devices are permitted. Intoxication, exposed alcohol, disorderly conduct, profane language or behavior, loud singing or talking will not be tolerated. While loud noises are never permitted, including but not limited to loud parties, excessive volume of radios, TV's and musical instruments, the hours between 10.00 PM and 8.00 AM shall be treated as very quiet hours. Any complaints must be sent in writing to the Stamford office. Baby-sitting or daycare services within the Community for children who do not reside there is prohibited as is peddling or soliciting. The following are grounds for immediate termination of tenancy: any activity, criminal or otherwise, that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents; any activity, criminal or otherwise, that threatens the health or safety of any service or management staff responsible for servicing the premises; or any drug or alcohol related activity, criminal or otherwise, on or near such premises, engaged in by the resident, any member of the resident's household, or any guest or other person under the resident's control.
- 11. Smoking.** Oxford Commons is a designated smoke-free community. Smoking is prohibited in the rental home including on porches, Community Center, Fitness Center & Playground. The policy applies to all tenants, guests, and servicepersons. The term "smoking" means inhaling, exhaling, burning, or carrying any lighted cigar, cigarette, e-cigarette or any other type of smoking product in any manner or in any form. Tenants who smoke in their homes are subject to immediate termination of their lease and may also subject themselves to additional costs upon vacating the premises for smoke remediation.
- 12. Care of Home.** You will take good care of the home and all of the appliances that we have provided for your use. If you damage the home or appliances provided by us and/or fail to immediately notify us of any condition that may cause damage to the home, you will be responsible for the cost of the necessary repairs. You shall not attempt to clean any spills or stains in the carpet with a bleach-based cleaning product. You will be responsible for any damage to the floors and walls caused by any improperly installed washer/dryer. You will use plumbing fixtures only for their intended purpose and will not throw any improper material or objects into the plumbing fixtures including "flushable wipes" and "flushable feminine products". You will be held responsible for the cost of repair if a foreign object is found in the bathroom or kitchen plumbing fixtures. **The following are prohibited:** basketball hoops, hot tubs, pools, ponds, fountains, skateboard ramps, trampolines, inflatable equipment/playhouses, outdoor fireplaces/bonfires, drones over our property, outside radio or television antennas; satellite dishes, waterbeds; repairs, changes or connections to the plumbing, heating, or electrical systems; electric appliances that are dangerous or that do not use ordinary electrical plugs; any physical changes to the home or placement of any wallpaper or wall covering materials on its walls; painting the interior or exterior of the home; any alternate source of heat, such as space/kerosene heaters; bringing into the home anything which increases our cost of fire or liability insurance. **Grills must be kept a minimum of 10 feet away from rental home.** You will comply with all governmental laws and regulations. You will save us harmless from any liability arising from any injury or damage caused by you, those who occupy the home with you, or your guests. When you vacate the home, you will leave it in as good condition as it was when you first occupied it except for reasonable wear and tear.
- 13. Care of Home Site.** You will keep your home site in clean and sanitary condition, free of garbage and rubbish. All outdoor furniture is to be properly maintained and kept in a clean and orderly fashion and removed on lawn maintenance days. Lawn mowing and landscape maintenance will be provided by the landlord. You will water the grass and landscaping around your home. Landscape beds in front or side of your home must be kept trimmed and free of weeds. You are responsible for all snow and ice removal on your porch, steps, walkway and driveway. You are responsible to shovel a path to any propane tanks so deliveries can be made. You will not dry or display any laundry outside the home. The provided shed will be used for storage of personal items only and no hazardous or flammable materials may be stored in the shed.
- 14. Animals.** You, those who occupy the home with you, and your guests, may not keep or allow the visit of any dog, cat, reptile, bird or other animal in the home or on the premises unless such pet has been registered and pre-approved by Landlord in writing. Dogs (non-aggressive breeds only) or cats (indoor only) require the prior written approval of the Landlord after the completion of the required animal residency process. You may have a maximum of two pets. If you violate this rule, you will pay us a \$5.00

surcharge per animal for each day that the animal(s) is kept in the home. Such violations will be grounds for termination of tenancy. You will pick up after your animal and keep it leashed at all times when outside the home.

- 15. Smoke Detectors.** In accordance with the fire safety code, it is your responsibility to check the smoke detector(s) regularly to be sure they are in proper working order and replace batteries when necessary. You are also responsible for notifying management in writing if your smoke detector is broken. Removal of or tampering with smoke detectors is prohibited and subject to a \$500.00 fine.
- 16. Motor Vehicles.** You must park your vehicle in the driveway adjacent to your home in the space provided. You, those who occupy the home with you, and your guests, may not keep any unregistered, unused, or inoperative motor vehicle or any trailer in any parking areas. Only two vehicles per household may be parked on the community premises. Parking spaces may have to be temporarily relocated to accommodate infrastructure repairs or snow removal. Trucks larger than pickups, campers, boats, commercial vehicles or equipment and trailers may not be kept in the Community. Loud motorcycles and mufflers, mechanical repairs and washing of vehicles are prohibited. Mini-bikes, snowmobiles, dirt bikes and all-terrain vehicles are to be properly stored in a shed and may not be ridden in the Community. Parking in other tenants' driveway, blocking an entrance or parking in the fire lanes is prohibited and such vehicles will be towed at owner's expense and subject to a \$50.00 fine per occurrence. Maintenance or washing of vehicles is also prohibited in any parking areas. During and after snowstorms, all vehicles must be moved to allow for snow removal. The speed limit is 10 MPH. It is everyone's responsibility to drive safely. Watch out for children and caution your guests to obey the speed limit. Repeat violators of community traffic regulations will be subject to fines and/or eviction.
- 17. Locks.** You may not install any locks on the doors leading to the home and you may not change any existing locks. You will be charged a fee if you lock yourself out of your home and we unlock the door for you. Lock-out fees will be higher for calls after regular business hours. You will return all keys, including mailbox keys and fitness center keys at the end of the rental period. You will be charged for any lost or unreturned keys that need to be replaced.
- 18. Refuse.** You will dispose of all refuse in the proper garbage or recycling receptacles. No dumping of furniture, mattresses and the like is permitted. You are responsible for the removal of large items from the property. You will not litter on the premises.
- 19. Landlord Not Liable for Damages.** We will not be liable for any damage or injury to you or any other person or to property for any reason including but not limited to water, rain, steam, snow, gas, or electricity which may leak into or enter the home. We will not be liable for any damage or injury to you or any other person or to property as a result of any broken pipes, plumbing, or electrical lines which are in the home. In the event you become aware of any damages or any condition in your home, which you regard as unsafe, you will give us immediate written notice of such condition so that we can inspect and correct it. We will not be liable for any loss of property, vehicles or injury to you or any other person that occurs as a result of any burglary, robbery, theft, or other wrongdoing committed by any person. You are required to maintain Renters Insurance for protection with minimum liability coverage of \$100,000 and provide proof of coverage annually with lease renewal.
- 20. Damage by Fire.** In case the home is damaged by fire or other causes through no fault of yours so that you cannot continue to occupy it, this lease will end and you will vacate the home within ten days from the date of damage and your rent will be apportioned to the date the damage occurred. If, however, you continue to occupy the home for more than ten days after the damage occurred, you will continue to pay the full rent. If the home or community property damaged by fire or other causes brought about by you or your guest(s) actions or negligence, you will be held financially responsible for all costs and repairs.
- 21. Renewal Lease.** In the event that we offer you a renewal of this lease, you will answer us a minimum of 30 days prior to the expiration of your present lease by either signing the renewal lease that we have offered you or advising us that you plan to vacate the home when this lease ends.
- 22. Month to Month Tenancy.** If you will continue to occupy the home when this lease has expired, you will become a month-to-month tenant subject to the same terms and conditions as provided in this lease except for the rent, which will be at the new monthly amount that we have advised you of in writing as stated in the renewal lease offered to you and an additional month-to-month surcharge of \$25.00 per month. You will give us a minimum of 30 days advance written notice of your intent to vacate. Assuming that you have given us the proper notice and vacated per the notice date, your lease shall terminate and your obligation to pay rent shall terminate at the end of the month following the day on which you have vacated the home.

- 23. Abandonment of your Home.** If you remove a substantial portion of your furniture and furnishings from the home at any time before the end of the term of this lease and do not first notify us in writing that by this removal you are not abandoning your home, we will have the right to consider your home and any items of personal property still remaining there as abandoned even if you have not returned the keys to the home to us. In connection with this, we have the right to remove your property without liability to you for any loss or damages.
- 24. Move Out Charges.** If the home is not left in good condition, charges will be made against your security deposit when vacating the premises according to Attachment A: "Common Security Deposit Deductions."
- 25. Security Deposit.** We will return the security deposit to you when this lease ends and when you have vacated the home and returned the keys, so long as you have paid the last month's rent of your lease term and have carried out all of the terms of this lease including providing a minimum of 30 days' notice of your intent to vacate. We will pay you interest on your security deposit in accordance with state law. In the event that you fail to pay the rent or late charges or fail to carry out the other terms of this lease, we will apply all or a portion of the security deposit for any of these purposes. You may not use your security deposit to pay for your last month's rent.
- 26. Notices.** Any notice or concerns by either party to the other shall be in writing and shall be either delivered personally or mailed postage prepaid to you at your home site and to ourselves, Garden Homes Management Corporation at 29 Knapp Street, P.O. Box 4401, Stamford, Connecticut 06907.
- 27. Lease Binding.** The provisions of this lease will bind you and us and our respective successors, heirs, legal representatives and assigns.
- 28. Governmental Rules and Regulations.** In addition to these terms, you will also comply with all rules, regulations, ordinances and laws of the municipal, county, and state governments or public authorities and of all their departments, bureaus and subdivisions applicable to and affecting the leased space during the term of this lease. You shall promptly comply with all orders, regulations, requirements and directives of 911, local, state and federal authorities
- 29. Landlord's Reservation of Rights.** We reserve the right to locate and maintain, on, under and across the leased space, such utility line facilities as may be necessary or convenient to serve you and other tenants in the community including water lines, television lines, sewer lines, gas lines and such facilities as needed. Exercise by us of such reserved right shall not unreasonably interfere with your use of leased space.
- 30. Subordination of Lease and Power of Attorney.** You agree that this Lease is automatically subject and subordinate to any renewal of any mortgage or mortgages now on the premises or any new mortgage or mortgages. You agree, upon our request, to sign any paper or papers which we may deem necessary to accomplish subordination.
- 31. Saving Clause.** In the event that any provision or portion thereof shall be determined to be unenforceable, the balance of such provision and all other provisions hereof shall continue to be in full force and effect.
- 32. Dispute Resolution Program.** The U.S. Department of Housing and Urban Development (HUD) Manufactured Home Dispute Resolution Program is available to resolve disputes among manufacturers, retailer or installers concerning defects in manufactured homes. Many states also have a consumer assistance or dispute resolution program. For additional information about these programs, see sections titled "Dispute Resolution Process" and "Additional Information-HUD Manufactured Home Dispute Resolution Program" in the Consumer Manual required to be provided to the purchaser. These programs are not warranty programs and do not replace the manufacturer's, or any other person's warranty program.

October 2022



# GARDEN HOMES MANAGEMENT CORPORATION

29 Knapp Street, P.O. Box 4401  
Stamford, Connecticut 06907  
(203) 348-2200 • Fax (203) 967-8372

www.gardenhomesmanagement.com

## OXFORD COMMONS ADDENDUM A: MOVE OUT CHARGES

Animal Clean Up	Starting at \$50-\$75 + Excessive Cleaning/Flooring Damage
Appliance Replacement	Micro: \$235; D/W: \$400; Stove: \$500; Fridge: \$600
Kitchen Cabinet/Drawer Replacements	Cost per Item
Carpet Cleaning: Professional	Starting at \$200
Carpet Patches	\$85/ea
Carpeting/Flooring Replacement	Starting at \$200-300/room
Ceiling Fan Replacement	\$150/ea
CO2/Smoke Detector Replacement	\$65/ea
Counter Damage	Small: \$200/ea; Large: \$350/ea
Door Trim Damage	\$150/ea
Doors/Interior	\$100/ea
Doors/Storm or Exterior Door	\$300/ea
Dumpster Fees	20-yd: \$300/ea; Larger: \$400-\$500/ea.
Extermination Charges	\$300/visit
Extra Cleaning Hours: Staff	Starting at \$250
Faucet Aerators Replacement	\$50/ea
Floor Register Replacement	\$15/ea
Furniture Removal	\$100/item; Sofas/Large Items: \$250/item
Keys Not Returned At Move Out	Full set: \$250; Home/Mailbox: \$50/ea; Gym: \$100/ea.
Kitchen Appliances/Bath Fixtures: Dirty	\$40-\$50/appliance or fixture
Light Fixture Replacement	\$75/ea
Parking Permit/Sticker	\$25/ea
Porch Railings	\$150/ea
Shelving Damage	\$50-\$100 (depending on size)
Shower Head Replacement	\$75/ea
Siding Damage (e.g, melted from grill)	\$300.00
Trash Removal	\$25/bag
Wall Repairs	\$50/hole or patch
Walls/Ceilings: Clean Smoker's Damages	Starting at \$500
Walls: Painted, Colored, Stickered	\$200/wall - \$400/room
Window Blind Replacement	Sm:\$10/ea; Med: \$25/ea; Lg: \$35/ea and up
Window Screen Repair/Replacement	Interior: \$30/screen; Storm door: \$45/screen
Window Sills	\$50/ea
Window Trim Damages	\$25/ea; \$100/window

6/2020

\* These charges are based on average repair or damage. This list has been prepared for your information only and is not all-inclusive. Actual charges may vary. Excessive damage or damage to items not listed here may incur additional costs.

**OXFORD COMMONS**  
ADDITIONAL GUIDELINE PROVISIONS FOR  
CONNECTICUT MANUFACTURED HOMES COMMUNITY

The following provisions, required by Connecticut General Statutes Section 21-82 for Connecticut manufactured home communities, are hereby incorporated in and made a part Oxford Commons Lease dated February 2020. In the event that the following provisions are in conflict with any other terms and conditions of the lease, the following provisions shall prevail:

**The Community Owner hereby undertakes and agrees to satisfy the following obligations:**

- (1) To maintain the premises and re-grade them when necessary to prevent the accumulation of stagnant water and to prevent the detrimental effects of moving water.
- (2) To maintain the ground at such a level that the home will not tilt from its original position.
- (3) To keep each home space or lot marked in such a way that each Resident will be certain of his area of responsibility.
- (4) To keep any exterior area of the community not the responsibility of each Resident free from any species of weed or plant growth which are noxious or detrimental to the health of the Residents.
- (5) To be responsible for the extermination of any insect, rodent, vermin or other pest dangerous to the health of the Residents whenever infestation exists in the area of the community not the responsibility of the Resident or in the area for which the Resident is responsible including the home if such infestation is not the fault of the Resident and particularly if such infestation existed prior to the occupancy of the Resident claiming relief.
- (6) To maintain all underground gas, electrical, telephone and cable utilities in good working condition to the point where such utilities are connected to the utility lines of the home except during any emergency after which any repair shall be completed within seventy-two hours unless good cause is shown as to why such repair has not been completed.
- (7) To maintain all water and sewage lines and connections to those water and sewage lines of the home in good working order, and in the event of any emergency, to make necessary arrangements for the provision of such service on a temporary basis.
- (8) To respect the privacy of the Resident and to enter the home only with prior notice.
- (9) To allow all Resident freedom of choice in the purchase of all services including but not limited to milk, bakery goods, newspapers, laundry and dry cleaning. The Community Owner represents that it does not and shall not receive any fee, charge, commission or remuneration from any supplier of such services.
- (10) To allow all Residents to terminate this rental agreement whenever a change in the location of such Resident's employment requires a change in the location of his residence if such Resident gives thirty days notice; provided, a Resident who is a member of the armed forces of the United States may terminate his rental agreement with less than notice of thirty days if he receives reassignment orders which do not allow such prior notification.
- (11) To maintain all roads in the community in good condition.

**The Resident hereby undertakes and agrees to satisfy the following obligations:**

- (1) To keep his home and his lot as marked by the Community Owner in a clean and sanitary condition, free of garbage and rubbish.
- (2) To dispose of any rubbish, garbage and other waste material in site dumpsters provided by the Community Owner, or if otherwise provided, in Resident's trash receptacles maintained at the rear of Resident's home.
- (3) To observe all reasonable terms of the Rental Agreement concerning the use, occupation and maintenance of the premises, provided such reasonable terms are brought to his attention at the time he signs this agreement.

# **Oxford Commons Disclosure Statement**

This statement is provided to you as a prospective resident of Oxford Commons and is a general summary of your rights and obligations under Connecticut's Manufactured Home laws. Refer to Chapter 412 of the Connecticut General Statutes for details of these laws. This disclosure statement does not add to or subtract from your rights and obligations under the Manufactured Home laws. The Community owner must keep a signed copy of this disclosure statement on file for four years after you vacate the Community.

1. Monthly Rental Fee and All Other Fees Payable by You, to the Community Owner.

The rental fee payable during the initial term of the Rental Agreement is \$ \_\_\_\_\_ per month.

2. Length of Lease Term

The Rental Agreement shall be for a term of one year.

3. The Amount of Land Which You are Renting.

The amount of land granted to you by the Rental Agreement will be the amount specified for your lot as shown on a map on file at Oxford Town Hall.

4. Obligations of Community Owner.

The Community Owner must: (a) maintain the common grounds of the Community; (b) mark your area of responsibility for your lot; (c) exterminate insects, rodents, or other pets in the common areas of the Community and, in certain cases, your lot and home; (d) maintain the structural soundness of the home if the home is owned by the Community Owner; (e) maintain all utilities provided by the Community Owner; (f) provide adequate parking space; and (g) maintain the roads in the Community.

5. Your Responsibilities.

You must: (a) pay the rent and all legitimate charges on time; (b) keep the home, lot and any supplied facilities in a clean and sanitary condition; and (c) comply with the terms of the Rental Agreement.

6. Your Rights Regarding Eviction.

If you own your home, you may be evicted only for one or more of the following reasons: (a) nonpayment of rent or other proper charge; (b) a substantial violation of a law concerning the safety of other residents or the physical condition of the Community; (c) a substantial violation of the terms of the Rental Agreement; (d) failure to agree to a rent increase at the end of your lease; or (e) a change in the use of the land on which your home is located. In connection with reasons (b), (c) and (d) above, if you own your home, you must be given written notice of the violation and 21 days in which to correct it. If you own your home, you must be given 60 days written notice, called a Notice to Quit, before your Rental Agreement may be terminated, except only 30 days written notice need be given if the reason for termination is nonpayment of rent or other proper charge. If you are being evicted for nonpayment of rent or other proper charge, you may stop the eviction if you pay the arrearage within the 30-day notice period. However, you may only use this procedure once in any 12-month period.

7. Your Rights Regarding Changes in the Community Rules.

The Community Owner may make a change to the terms of the Rental Agreement only if the purpose of the rule is to promote the convenience, safety or welfare of the Community residents, prevent abuse of the Community Owner's property, or distribute Community services and facilities to Community residents in a fair manner. The rule must be reasonably related to its purpose, must apply to all residents in a fair manner except reasonable exemptions may be made, must clearly inform you what you must do or cannot do, and must be provided to you in writing.

If a rule change substantially modifies your Rental Agreement, this rule will not apply to you unless you consent in writing to the change or sign a new Rental Agreement which contains the rule change.

8. Protection of your Rights.

The Rental Agreement that you sign cannot take away any of the rights or protections given to you by the manufactured home laws.

9. Written Rent Agreement.

Neither you nor the Community Owner may rent a home or lot until a written rental agreement has been signed by you and the Community Owner.

10. Department of Consumer Protection.

The Department of Consumer Protection enforces the laws concerning manufactured home parks. If you have any questions concerning these laws, write to: Department of Consumer Protection. State Office Building 165 Capital Avenue, Hartford, Connecticut 06106.

11. Termination of the Community.

The Community Owner does not plan to terminate the operation of this Community during the term of this Rental Agreement.

I/We acknowledge receipt of a copy of the above disclosure statement.

Site #: \_\_\_\_\_

Home Address: \_\_\_\_\_

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

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

April 2024