

**Mockingbirdhil, Inc. Shangri-La Community**

**P.O. Box 246, Greencastle, PA 17225 717-597-2607 (office) 717-597-9571 (fax) [eckrentals@gmail.com](mailto:eckrentals@gmail.com)**

Dear Prospective Resident(s) of Shangri-La Community:

Thank you for wanting to live in our community. **Please have everyone 18 years of age or older fill out a separate application.** Everyone, 18 years of age or older, living in the home needs to be approved to live in the home. We will check each applicant's credit report, (a social security number is needed for this), employment history, previous and present landlords, court records, and any other necessary information. **Along with the completed application, please send a copy of a photo ID (ex. Driver's license) and most recent pay stub(s) for each applicant.**

We will be looking for **satisfactory references from your current and past landlord for the last five years, an excellent credit report from a credit bureau, stable employment history with satisfactory references from your current and past employer(s) for the past five years, and minimum monthly income of 3 times (3x) the home-site rent and your home mortgage amount, or if no mortgage/home loan, a minimum of \$2,000.00 take home pay per month.** On the credit report, payment history for credit cards, bank loans, student loans, etc., needs to show payments paid on time and that the applicant does not have collections, bankruptcies, tax liens, etc. Regarding **required income**, an example would be, if someone looks at a home that rent for homesite and home mortgage monthly amount would be combined and total \$700.00 per month, the paystub/income would need to show **a net or take-home monthly income** of \$2,100.00 or **weekly net or take-home income** of \$525.00. If there is only one person applying, then that one person needs to have income of at least \$525.00 **net/take home pay per week**. If there is other income such as child support, disability, social security, this can go towards the needed \$2,100.00 monthly requirement, but proof of this income needs to be included. If there are two adults who will own the home (both names to be on home title) and have income, then the joint income may be used to reach the required \$2100.00 per month or \$525.00 per week. If there is no home financing needed, an applicant(s) would need **net take home income** of at least \$2,000.00 per month. A weakness in any of these areas may cause us to disapprove the application.

To expedite the application, **please respond to every question.** If the answer is "no" or does not apply, please write "no" or n/a in the space provided. Leaving questions blank will slow the process. An applicant convicted of a criminal offense will be considered on a case-by-case basis. Answering "no" to the question, "Ever been convicted of a criminal offense?" and the background check shows a conviction, the application may be immediately rejected for misrepresentation. If you have any questions when completing the application(s), please contact one of our staff using the above contact info.

When the application(s) has (have) been completed, please attach a **money order** (no personal checks accepted) for \$25.00 per application. The application can be sent by fax or e-mail to 717-597-9571 or [eckrentals@gmail.com](mailto:eckrentals@gmail.com). However, you also need to **return the application and money order to us.** We will start the process but **cannot give you the results until we have received the original application and money order.** Please allow **one week** for us to check the application. We will call you when the process has been completed.

There are rules and regulations for the community. Before completing the application(s), please read these rules and regulations to ensure that you can live by these expectations. A copy of the Rules and Regulations, the "Important Notice Required by Law," and the "Disclosure of Fees" are attached.

**Rental of only the home-site, (applicant will own the mobile home):** NO dogs allowed except for a service animal/ESA with proper documentation. Inside the home up to 2 (**indoor only**) cats or domesticated type of caged pets: examples, bird, hamster, fish.



- Return: 1. Completed application from each person 18 yrs. and older residing in unit
2. \$25.00 application fee per applicant (no personal checks accepted)
3. Copy of photo id of each applicant
4. Copies of proof of income.
5. One copy of signed "Important Notice Required by Law"
6. One copy of signed/initialed "Disclosure of Fees"

Sincerely,  
Charles Eckstine

# **CONSUMER FINANCIAL INFORMATION PRIVACY NOTICE and FAIR CREDIT REPORTING ACT NOTICE**

## **What this Privacy Policy Covers**

This Privacy Policy covers treatment of nonpublic personally identifiable information that we collect when you, the “customer” or “consumer,” applies to rent a home space from us. This policy also covers our treatment of any nonpublic personally identifiable information that our business partners share with us.

This policy does not apply to the practices of non-affiliates of the community.

## **Protection and Confidentiality of Nonpublic Personal Information**

We are providing this notice as required by the Federal Financial Privacy Law and the Fair Credit Reporting Act.

We limit access to nonpublic customer information about you to our employees who need to know that information for us to provide products or services to you. We maintain physical, electronic, and procedural safeguards to guard your nonpublic personal information.

Nonpublic personal information means personal financial information about you that we collect in connection with providing you with a financial product or service that is not made publicly available.

## **Categories of Nonpublic Personal Information We May Collect**

When appropriate in conducting business, we may collect nonpublic information about customers from a variety of sources:

- Information the customer has provided on applications or other forms
- Information about the customer's transactions with us, our affiliates or others
- Information we may obtain from consumer credit reporting agencies
- Information from third parties such as employment verification and property insurance coverage.

## **Information Sharing and Disclosure**

We do not disclose any nonpublic personal information about our customers or former customers to anyone, except as permitted by law. For example, governmental agencies such as postmaster, assessor’s office, sewer/water service departments, school district, Children & Youth agencies, United States Census Bureau, etc. These agencies/companies usually only request confirmation of residents’ names/addresses/phone numbers. (Any resident who wants to use us as a reference, please contact us and give permission for payment history to be released.)

Resident phone number/contact info may be given to our contractor(s) to schedule needed maintenance and/or repair for your rental unit or home-site.

When the term of the lease ends, and the leaseholders vacate the unit, if there is any balance due and unpaid, management may turn over personal information to a collection agency for collection.

**Please sign top of application as acknowledgement of receiving a copy of this Privacy Policy and Fair Credit Reporting Notice.**

**Thank you.**

**Rental Application Information Form**  
**I acknowledge receiving a copy of the Privacy Policy and Fair Credit Reporting Notice**



\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

I AUTHORIZE you to make whatever inquiries necessary, including but not limited to landlords, employers, credit report, public records, and criminal history, in connection with my application. ALL information set forth in this application is declared to be a true representation of facts made for the purpose of obtaining a rental unit or lot and any willful misrepresentation on this application could result in eviction and/or criminal action.

**Once information below is completed, please enclose application fee (money order) made payable to Charles Eckstine with completed form and RETURN to manager or MAIL to Charles Eckstine, P.O. Box 246 Greencastle, PA 17225.**

\_\_\_\_\_  
**Applicant's Signature**

Location/Address of Rental \_\_\_\_\_

Name \_\_\_\_\_ age \_\_\_\_\_ Social Security # \_\_\_\_\_  
(print) first middle last (include former name or alias)

Birth date: \_\_\_\_\_ Married  Single  Divorced  \*\*Other adults to live in home \_\_\_\_\_

Present address \_\_\_\_\_  
(street) (city) (state) (zip)

Phone \_\_\_\_\_ If needed, may we text you at this number?..... Yes No  
(area code) #

Email Address: \_\_\_\_\_ If needed, may we email you? ..... Yes No

**Landlord's Name or Mortgage/Bank Name** \_\_\_\_\_ phone & ext # \_\_\_\_\_

How long lived there? \_\_\_\_\_ Reason for leaving: \_\_\_\_\_

**Previous Landlord or Bank** \_\_\_\_\_ phone & ext # \_\_\_\_\_  
**(List previous 5 years' landlord names/addresses – please attach complete history information)**

Address of rental \_\_\_\_\_ How long lived there? \_\_\_\_\_  
(street) (date moved in and out)  
(city) (state) (zip code)

**Present employer** \_\_\_\_\_ phone \_\_\_\_\_  
area code and extension #

Address: \_\_\_\_\_ How long employed? \_\_\_\_\_  
(date started)

Supervisor's name \_\_\_\_\_ type of work \_\_\_\_\_

**Previous employer(s)** \_\_\_\_\_ How long employed? \_\_\_\_\_  
*List previous 5 yrs. employment history or schooling (use additional paper if necessary)* (date started/date left)

Supervisor's name \_\_\_\_\_ employer's phone \_\_\_\_\_

**Other sources of income** \_\_\_\_\_ phone # \_\_\_\_\_  
area code and extension #

**If self employed**, list 2 business references on additional paper with their phone number. Check line if:

\_\_\_ You have ever declared bankruptcy \_\_\_ A company in which you have had ownership has ever declared bankruptcy.

\_\_\_ You have any pending lawsuits against you or your company.



Credit References: Do you have Checking/Savings Accts? Yes No Type of Account: \_\_\_\_\_

Name of Bank/Financial Institution: \_\_\_\_\_ Date opened \_\_\_\_\_

Net monthly income amount (bring home pay for one month): \$ \_\_\_\_\_ Hourly pay rate \$ \_\_\_\_\_

Do you have the security deposit and first month's rent payment on hand- that you could pay today? Yes No

Current rent/mortgage amount paid monthly: \$ \_\_\_\_\_

If approved, by what date would you like to take possession of the unit? \_\_\_\_\_

OTHER FAMILY MEMBERS TO BE LIVING IN HOME: Total number of people to be living in the home full time # \_\_\_\_\_

Table with 4 columns: Name, Relationship, Date of Birth, Full or Part time (part time: week-ends, holidays, summer). Three rows of blank lines for entry.

ONLY THESE PERSONS WILL BE AUTHORIZED TO LIVE IN HOME OR APARTMENT

If children are school age, please write grade, school attending, teachers' or principal's name, and school's phone number.

School Age Child: Grade: \_\_\_\_\_ Name of School \_\_\_\_\_ Teacher/Principal Name: \_\_\_\_\_ School Phone Number: \_\_\_\_\_

School Age Child: Grade: \_\_\_\_\_ Name of School \_\_\_\_\_ Teacher/Principal Name: \_\_\_\_\_ School Phone Number: \_\_\_\_\_

(If additional school age children please write information below)

Our policy is "No child under 15 years of age can be left without the supervision of a responsible adult while in the home or in the housing community." If an applicant has a child under 15 years of age:

Name of sitter? \_\_\_\_\_ age of sitter: : \_\_\_\_\_ relationship: \_\_\_\_\_

If child 15 - 17 years of age, please provide a copy of the most recent report card for this child(ren)

Are any of your references related to you? \_\_\_\_\_ (no) \_\_\_\_\_ (yes) (if yes, please attach explanation)

Have you or anyone to be living in your mobile home or apartment: ever used (in past 10 years) or are using illegal drugs? \_\_\_\_\_ (no) \_\_\_\_\_ (yes) (if yes, please attach explanation) ever convicted of a criminal offense? \_\_\_\_\_ (no) \_\_\_\_\_ (yes) (if yes, please attach explanation)

If convicted, county/state of conviction: \_\_\_\_\_

ever been evicted from a rental unit or lot? \_\_\_\_\_ (no) \_\_\_\_\_ (yes) (if yes, please attach explanation) have any past credit problems? \_\_\_\_\_ (no) \_\_\_\_\_ (yes) (if yes, please attach explanation) have any lawsuits pending? \_\_\_\_\_ (no) \_\_\_\_\_ (yes) (if yes, please attach explanation)

Number of vehicles: (cars, trucks, boats, campers, motorcycles, etc.) \_\_\_\_\_

Pets : Yes No (If yes, species/kind) \_\_\_\_\_

Do you or anyone residing in your home medically require a Service or ESA Animal? Yes No

If yes, please request from us the necessary documentation/form to be completed by your medical provider.

If purchasing the mobile home, and renting only the home-site, please complete the following:

Mobile home: Make, size, year, type of heat \_\_\_\_\_ Present owner of home: \_\_\_\_\_ phone # \_\_\_\_\_ Name of the financial institution where the home will be financed: \_\_\_\_\_ Names of person(s) to be/are on title: \_\_\_\_\_

For explanation of other information/explanation of above information, use additional paper if necessary. \*\* Each person over 18 years of age must fill out separate application forms.

Shangri-La Community  
**IMPORTANT NOTICE REQUIRED BY LAW**



THE RULES SET FORTH BELOW GOVERN THE TERMS OF YOUR LEASE OR OCCUPANCY AGREEMENT WITH THIS MANUFACTURED HOME COMMUNITY. THE LAW REQUIRES ALL OF THESE RULES TO BE FAIR AND REASONABLE.

AS A LESSEE, YOU MAY CONTINUE TO STAY IN THIS COMMUNITY AS LONG AS YOU PAY YOUR RENT AND OTHER REASONABLE FEES, SERVICE CHARGES AND ASSESSMENTS HEREINAFTER SET FORTH AND ABIDE BY THE RULES OF THE COMMUNITY. ENTRANCE AND EXIT FEES MAY NOT BE CHARGED. INSTALLATION AND REMOVAL FEES MAY NOT BE CHARGED IN EXCESS OF THE ACTUAL COST TO THE MANUFACTURED HOME COMMUNITY OWNER OR OPERATOR FOR PROVIDING SUCH SERVICE FOR THE INSTALLATION OR REMOVAL OF A MANUFACTURED HOME IN A MANUFACTURED HOME SPACE.

AS A LESSEE, YOU MAY BE EVICTED FOR ANY OF THE FOLLOWING REASONS:

- (1) NONPAYMENT OF RENT.
- (2) A SECOND OR SUBSEQUENT VIOLATION OF THE RULES OF THE MANUFACTURED HOME COMMUNITY OCCURRING WITHIN A SIX-MONTH PERIOD.
- (3) IF THERE IS A CHANGE IN USE OF THE COMMUNITY LAND OR PARTS THEREOF.
- (4) TERMINATION OF MANUFACTURED HOME COMMUNITY.

AS A LESSEE, YOU SHALL ONLY BE EVICTED IN ACCORDANCE WITH THE FOLLOWING PROCEDURE:

- (1) A LESSEE SHALL NOT BE EVICTED BY ANY SELF-HELP MEASURE.
- (2) PRIOR TO THE COMMENCEMENT OF ANY EVICTION PROCEEDING, THE MANUFACTURED HOME COMMUNITY OWNER SHALL NOTIFY THE LESSEE IN WRITING OF THE PARTICULAR BREACH OR VIOLATION OF THE LEASE OR COMMUNITY RULES BY CERTIFIED OR REGISTERED MAIL.
  - (i) IN THE CASE OF NONPAYMENT OF RENT, THE NOTICE SHALL STATE THAT AN EVICTION PROCEEDING MAY BE COMMENCED IF THE MANUFACTURED HOME LESSEE DOES NOT PAY THE OVERDUE RENT WITHIN 20 DAYS FROM THE DATE OF SERVICE IF THE NOTICE IS GIVEN ON OR AFTER APRIL 1 AND BEFORE SEPTEMBER 1, AND 30 DAYS IF GIVEN ON OR AFTER SEPTEMBER 1 AND BEFORE APRIL 1 OR AN ADDITIONAL NONPAYMENT OF RENT OCCURRING WITHIN SIX MONTHS OF THE GIVING OF THE NOTICE MAY RESULT IN IMMEDIATE EVICTION PROCEEDINGS.
  - (ii) IN THE CASE OF A BREACH OF THE LEASE OR VIOLATION OF THE COMMUNITY RULES, OTHER THAN NONPAYMENT OF RENT, THE NOTICE SHALL DESCRIBE THE PARTICULAR BREACH OR VIOLATION. NO EVICTION ACTION SHALL BE COMMENCED UNLESS THE LESSEE HAS BEEN NOTIFIED AS REQUIRED BY THIS SECTION, AND UPON A SECOND OR SUBSEQUENT VIOLATION OR BREACH OCCURRING WITHIN SIX MONTHS, THE MANUFACTURED HOME COMMUNITY OWNER MAY COMMENCE EVICTION PROCEEDINGS AT ANY TIME WITHIN 60 DAYS OF THE LAST VIOLATION OR BREACH.

AS A LESSEE, YOU SHALL NOT BE EVICTED WHEN THERE IS PROOF THAT THE RULES YOU AS THE LESSEE ARE ACCUSED OF VIOLATING ARE NOT ENFORCED WITH RESPECT TO THE OTHER MANUFACTURED HOME RESIDENTS OR NONRESIDENTS ON THE COMMUNITY PREMISES.

IN ADDITION, NO EVICTION PROCEEDING FOR NONPAYMENT OF RENT MAY BE COMMENCED AGAINST YOU AS THE LESSEE UNTIL YOU HAVE RECEIVED NOTICE BY CERTIFIED OR REGISTERED MAIL OF THE NONPAYMENT AND HAVE BEEN GIVEN TO PAY THE OVERDUE RENT 20 DAYS FROM THE DATE OF SERVICE IF THE NOTICE IS GIVEN ON OR AFTER APRIL 1 AND BEFORE SEPTEMBER 1, AND 30 DAYS IF GIVEN ON OR AFTER SEPTEMBER 1 AND BEFORE APRIL 1. HOWEVER, ONLY ONE NOTICE OF OVERDUE RENT IS REQUIRED TO BE SENT TO YOU AS THE LESSEE DURING ANY SIX-MONTH PERIOD. IF A SECOND OR ADDITIONAL VIOLATION OCCURS WITHIN SIX MONTHS FROM THE DATE OF THE FIRST NOTICE THEN EVICTION PROCEEDINGS MAY BE IMMEDIATELY STARTED AGAINST YOU.

YOU ARE ENTITLED TO PURCHASE GOODS OR SERVICES FROM A SELLER OF YOUR CHOICE AND THE COMMUNITY OWNER SHALL NOT RESTRICT YOUR RIGHT TO DO SO.

IF YOU DESIRE TO SELL YOUR MANUFACTURED HOME, THE MANUFACTURED HOME COMMUNITY OWNER MAY NOT PREVENT THE SALE AND MAY NOT CLAIM ANY FEE IN CONNECTION THEREWITH, UNLESS THERE EXISTS A SEPARATE WRITTEN FEE AGREEMENT. HOWEVER, THE MANUFACTURED HOME COMMUNITY OWNER MAY RESERVE THE RIGHT TO APPROVE THE PURCHASER AS A RESIDENT IN THE MANUFACTURED HOME COMMUNITY. \*\*

ENFORCEMENT OF THE MANUFACTURED HOME COMMUNITY RIGHTS ACT IS BY THE ATTORNEY GENERAL OF THE COMMONWEALTH OF PENNSYLVANIA OR THE DISTRICT ATTORNEY OF THE COUNTY IN WHICH THE MANUFACTURED HOME COMMUNITY IS LOCATED. AS A LESSEE, YOU MAY ALSO BRING A PRIVATE CAUSE OF ACTION. IF YOUR RIGHTS ARE VIOLATED YOU MAY CONTACT THE STATE BUREAU OF CONSUMER PROTECTION OR YOUR LOCAL DISTRICT ATTORNEY.

I hereby acknowledge receipt of this Important Notice.

_____ Signature	_____ Print Name	_____ Date	_____ Time
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_____ Signature	_____ Print Name	_____ Date	_____ Time
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_____ Signature	_____ Print Name	_____ Date	_____ Time
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_____ Signature	_____ Print Name	_____ Date	_____ Time
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\*\* Per PA Manufactured Housing Association and our attorney, the community owner may also reserve the right to approve the mobile home by it being up to community standards in order for applications to be accepted for the home-site. New homes are constructed by manufacturers with newer technology for the manufacturing process, energy efficiency, and design. Older homes are unable to upgrade to these newer standards. Please check with the community owner/manager that they are willing to accept applications for this home-site.

**Applicant's Copy to Keep: Shangri-La Community**  
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**DISCLOSURE OF FEES**

This document contains important information regarding your legal rights and your financial obligations in leasing or renewing or signing a new lease for a manufactured home space. Make sure that you read the entire document and seek legal advice if you have any questions regarding the information stated in this document.

The statements contained in this disclosure are only summary in nature. A prospective lessee should refer to all references, including all lease or rental agreement documents as well as any rules and regulations that have been established for the manufactured home community. Oral representations should not be relied on as correctly stating the representations of the manufactured home community owner or operator. Instead, you should refer to the lease or rental agreement and required disclosure documents for correct representations. You should also refer to the act of November 24, 1976 (P.L.1176, No.261), known as the Manufactured Home Community Rights Act (the “Act”), to become familiar with your obligations and rights as a manufactured home resident.

You have **FIVE CALENDAR DAYS** from the date you received this documentation to cancel your agreement in writing to the manufactured home community owner or operator.

I hereby acknowledge receipt of this Disclosure of Fees as well as receiving a copy of the Landlord-Resident-Lease With Rules & Regulations - SHANGRI-LA HOME PARK Greencastle, PA.

_____ Signature	_____ Print Name	_____ Date	_____ Time
_____ Signature	_____ Print Name	_____ Date	_____ Time
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## Disclosure Fees

In accordance with the Act, you are hereby notified of the following rent, fees, service charges, assessments and utility charges that are/may be applicable to your tenancy in the Community, whether provided by the Landlord or a third party:

1. Currently, rent per Month: \$360.00 per month discounted to \$325.00 if paid on/before the first day of the month that it is due. (Effective June 1, 2023)

2. Fees/Service Charges:

Application Fee: \$25.00 per applicant 18 years of age and older

Credit Check: included in application fee.

Lawn Care and Shrub Cutting: responsibility of leaseholder.

If neglected by the leaseholder, management will charge \$25.00 per hour, minimum charge \$25.00, and it will be considered a rule violation.

Clean-up of Lawn, Leaves, and Debris: responsibility of leaseholder

If neglected by the leaseholder, management will charge \$25.00 per hour, minimum charge \$25.00, and it will be considered a rule violation.

Returned (NSF) Check Fee: \$25.00 and lose the rent discount if original payment on/before first day of month due

Postage Fee for mailings of warning/eviction notices as required by Act 80. As of 1-1-2023, regular mail postage is \$ .60 per envelope and certified and restricted mailing is \$14.20+ per envelope.

Vehicle/Property Storage (if applicable): \$5.00 per day

Abandoned Home Storage Fee: \$7.50 per day + any fees related to moving home to storage.

3. Utility Charges:

Water: *included with the monthly rent*

Sewer: *included with the monthly rent*

Trash: *included with the monthly rent*

Internet Service: Internet service is not provided by the Community, and there are no fees charged by the Community Owner for internet service.

Cable/Satellite Television: Cable/satellite television is not provided by the Community, and there are no fees charged by the Community Owner for cable/satellite television.

Electricity: Electricity is not provided by the Community, and there are no fees charged by the Community Owner for electricity.

\_\_\_\_\_ Initial \_\_\_\_\_ Initial



(Community/Landlord Name)

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\_\_\_\_\_  
Signature                      Print Name                      Date                      Time

\_\_\_\_\_  
Signature                      Print Name                      Date                      Time

\_\_\_\_\_  
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\_\_\_\_\_  
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If neglected by the leaseholder, management will charge \$25.00 per hour, minimum charge \$25.00, and it will be considered a rule violation.

Clean-up of Lawn, Leaves, and Debris: responsibility of leaseholder

If neglected by the leaseholder, management will charge \$25.00 per hour, minimum charge \$25.00, and it will be considered a rule violation.

Returned (NSF) Check Fee: \$25.00 and lose the rent discount if original payment on/before first day of month due

Postage Fee for mailings of warning/eviction notices as required by Act 80. As of 1-1-2023, regular mail postage is \$ .60 per envelope and certified and restricted mailing is \$14.20+ per envelope.

Vehicle/Property Storage (if applicable): \$5.00 per day

Abandoned Home Storage Fee: \$7.50 per day + any fees related to moving home to storage.

3. Utility Charges:

Water: *included with the monthly rent*

Sewer: *included with the monthly rent*

Trash: *included with the monthly rent*

Internet Service: Internet service is not provided by the Community, and there are no fees charged by the Community Owner for internet service.

Cable/Satellite Television: Cable/satellite television is not provided by the Community, and there are no fees charged by the Community Owner for cable/satellite television.

Electricity: Electricity is not provided by the Community, and there are no fees charged by the Community Owner for electricity.



\_\_\_\_\_ Initial \_\_\_\_\_ Initial

## Applicant's Copy to Keep:

Copy of Lease for Prospective Applicant:  
Landlord-Resident Lease with Rules & Regulations -  
SHANGRI-LA HOME PARK  
Greencastle, PA



1. All homes are to be owner occupied, with the owner(s) listed as the leaseholders. All residents shall be on file with our office, giving names of all persons who will occupy said home, home/cell phone numbers, mailing address, and whom to notify in case of an emergency along with contact info. Proof of home ownership must be provided by giving a copy of the title or temporarily until title received, the legal document PA Form MV-4ST and homeowner's certificate of insurance listing Mockingbirdhil, Inc as "added interest" with minimum liability coverage of \$100,000.00 with the signed lease. It is the resident's responsibility to notify the office immediately in writing of any changes to the above information after signing the lease. A copy of the title shall be attached. It is the resident's responsibility to obtain all permits required by the local municipalities.
2. All homes must be parked and removed under the supervision of the park management.
3. Rent is \$360.00 per month. The rent is due on or before the 1st day of each month. If the rent is paid by the 1<sup>st</sup> day of the month, a \$35.00 discount will be given. If the 1st falls on a Sunday or a holiday, the rent is due on the next business day. The rent includes water, sewer, and dumpster style trash service.
4. A security deposit of \$360.00 three hundred sixty dollars and no cents has been paid at the time of lease signing. For a full security deposit refund, rent must be paid to date, a 30-day written notice to vacate is required, and homesite must be left clean. The security deposit will not be considered as the first or last month's rent. The resident must provide, in writing, to the Landlord a forwarding address. The Landlord may use the security deposit for any unpaid rent or monies due, toward the removal cost if home abandoned, to clean and remove debris left on the homesite, or any other expenses incurred by the resident.
5. Rentals of homesites are based on authorized residents and their unmarried children under 18 years of age. No additional people will be allowed to live in a home without the written consent of the management. Elderly parents and temporary houseguest(s) may be permitted only after receiving **PRIOR APPROVAL** from management, and then the resident must send to management in writing the guest's name(s), age(s), and length of time that houseguest(s) needs to stay with the resident. Each temporary houseguest will be charged \$15.00 per person per week.
6. There will be no subletting of homes. Only owner-occupied units are permitted in the park. Rentals cannot be assigned or transferred. If a resident sells or otherwise surrenders possession of his/her home, this contract is automatically terminated at the time of surrender. Potential new residents must be approved by the management prior to occupancy. Management may require a Resale Inspection by a third party. This inspection will be at the expense of the seller.
7. Residents will be held directly responsible for any disturbance or damage caused by their family or guests.
8. No child under 15 years of age can be left without the supervision of a responsible adult, while in the home or in the park. Children are to stay on their own property and not roam through the park or play in the streets. It is the parents' responsibility to supervise their children, not the park manager's.
9. The park owner shall not be liable for any damage or injury which may be sustained by the resident or any other person, as a consequence of the failure, breakage, leakage, or obstruction of the water, sewer, waste or soil pipes, or the electrical, gas or oil system; or by reason of the elements; or resulting from the carelessness, negligence or improper conduct on the part of any other resident or the resident's or other resident's agents, guests, licensees, invitees, assignees or successors; or attributable to any interference with, interruption or failure, beyond the control of the owner, of any services to be furnished or supplied by the owner. Residents are urged to obtain the necessary insurance against these above contingencies and install a check valve on their water line. It is recommended that smoke detectors and fire extinguishers be installed in each home.
10. No abusive language, loud parties, loud radios or TV, loud mufflers on vehicles, or excessive noise of any kind will be tolerated. Any boisterous conduct or action which will disturb the peace and quietness of other residents, is absolutely prohibited. Any tampering or destruction of community or other residents' property could result in eviction. Please be considerate and respect the rights of other residents.
11. Drunkenness or any acts of immoral conduct, creation of annoyance, nuisance, indecency, or disorderly conduct will not be tolerated. No drinking of alcoholic beverages is permitted outside of the home. The selling, possessing, and/or using illegal drugs are prohibited. Driving through the park, while under the influence of drugs or alcohol is prohibited. There will be immediate eviction for illegal activities or the creation of any dangerous conditions on the premises.
12. No vehicle repairs are allowed at the home site. Vehicle washing is forbidden in the park. Do not park in the grass; park only in designated parking area. Vehicles larger than a pickup or panel truck are not permitted. All vehicles must have current licenses and inspection stickers. No mini-bike riding allowed in the park. Leaking vehicle fuel tanks must be removed from the premises immediately upon discovery.
13. Residents and guests must observe careful driving habits and adhere to our posted speed limits while in the park. Only licensed drivers are permitted to operate a motor vehicle while in the park.
14. No outside laundry will be done in any home in the park. **No outside watering permitted.** This includes, but is not limited to, watering plants, flowers, shrubbery, washing home, vehicles, lawn furniture, lawn toys, etc.
15. Refuse or any inflammable material will not be stored under or around the home.

16. Restrictions on the storage of fuel is to 5-gallon containers. No containers larger than 5-gallons will be permitted on the premises for storage of any liquids other than water. All storage containers must be placed in storage sheds.
17. Contact management for permission to enclose yard or make any enclosure or fence in any area. Landscaping of each space is at the discretion of the resident. Before planting trees or digging for any reason, contact management for location of sewer, water and underground electric lines. All shrubbery will become a permanent part of the community and may not be removed upon termination of this contract. Residents will keep their site clean, neat, and free from rubbish. An orderly site with grass trimmed is expected, or management will do the same and charge the owner accordingly.
18. The home and homesite shall be well maintained, including, but not limited to, maintaining the following areas: home and roof, skirting, decks, porches, shed, etc.
19. All homes will be subject to plumbing inspections for leaks by management. It is the resident's responsibility to check for and repair leaks in faucets, toilets, etc.
20. Individual water lines will be protected from freezing by the resident from October 15 to April 15 by using a properly installed and operating heat tape. This heat tape must always be plugged into a live receptacle during this period.
21. Residents will be responsible for their respective sewer blockages. Only water and human waste are to go into the toilet or drains. **DO NOT** put kitty litter, cigarette butts, grease, feminine products, etc., down the toilet. These items should be disposed of as trash. Any sewer blockage caused by the same will be repaired at the cost of the resident.
22. Place trash in plastic bags, tied tightly, and then put trash bags and recyclables in containers provided.
23. Bows and arrows, BB guns, slingshots, firearms, firecrackers, air rifles, pellet guns, paintball guns, fireworks, or other dangerous instruments of any kind are strictly forbidden to be used in the park.
24. No pets of any kind are allowed, except one or two INSIDE cats. The cat(s) must remain INSIDE THE HOME AT ALL TIMES or on a leash or in a cat carrier when you are walking it (them.) NO dogs allowed in the park. The only exception to this rule: Seeing eye dogs or animals required by medical conditions will be allowed. Proper documentation must be submitted and approved by management prior to the service animal/ESA being in the community/home. \_\_\_\_\_ Initial\_\_\_\_\_Initial
25. All homes are to be underskirted within 30 days after moving into the park. Vinyl skirting is the only material acceptable, and it must be properly installed. Only wooden storage sheds are permitted. The floor of the storage shed must be constructed of plywood, metal, or concrete, or in protected areas to prevent exposure to the weather or vandalism. All storage sheds will have locks to which the resident /owner will have a key. Management reserves the right to inspect contents of storage shed during daytime hours.
26. Homes shall be used for residential purposes only. No business of any kind may be conducted anywhere within the park.
27. Any home where the rent is due and unpaid for a period of 10 days and the home has been vacated, said home will be considered abandoned and management reserves the right to have said home removed from the space and placed in storage. Moving costs and storage fees are the responsibility of the owner of the home. Homes in storage are at the homeowner's risk.
28. If a resident pays rent with a personal check that is not good more than one time, future rent payments must be with a money order. Also, a service charge of \$25.00 for the bad check will be charged and the \$35.00 discount will be forfeited if the discount was given.
29. Owner or his agent may enter upon or into park property to make necessary inspections, repairs and/or improvements.
30. Independent contractors hired by residents must be licensed and insured.
31. The use of all herbicides and pesticides by residents will be restricted to interior use only. Only the management may apply herbicides and pesticides to the exterior portion of a resident's homesite.
32. Before you purchase any outside high-risk items, such as a trampoline, please contact the management for prior permission.
33. Residents will comply with all federal, state, and local laws, regulations, ordinances.

**I HAVE READ THE ABOVE RULES AND REGULATIONS AND AGREE TO BECOME A RESIDENT OF THE SHANGRI-LA MOBILE HOME PARK, ACCEPTING AND CONSENTING TO THE ABOVE RULES AND REGULATIONS. THIS LEASE AGREEMENT CONTAINS THE ENTIRE AGREEMENT BETWEEN THE PARTIES. NO PROMISE, REPRESENTATION, WARRANTY, OR COVENANT NOT INCLUDED IN THIS AGREEMENT HAS BEEN OR IS RELIED ON BY EITHER PARTY. I UNDERSTAND THAT VIOLATION OF ANY OF THESE RULES COULD RESULT IN EVICTION.**

**THE MANAGEMENT RESERVES THE RIGHT TO MAKE ADDITIONS OR CHANGES TO THE REGULATIONS WHEN NECESSARY FOR THE SAFETY, CARE AND CLEANLINESS OF THE PREMISES, AND FOR SECURING THE COMFORT AND CONVENIENCE OF THE RESIDENTS. IF ANY PROVISION OF THIS LEASE SHOULD BE OR BECOME INVALID, SUCH INVALIDITY SHALL NOT IN ANY WAY AFFECT ANY OF THE OTHER PROVISIONS OF THIS LEASE WHICH SHALL CONTINUE TO REMAIN IN FULL FORCE AND EFFECT. RESIDENTS WILL BE ADVISED OF CHANGES IN THE REGULATIONS AT LEAST THIRTY (30) DAYS IN ADVANCE THEREOF.**

