

IMPERIAL COMMUNITY

RULES AND REGULATIONS

APPENDIX C

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APPENDIX C RULES AND REGULATIONS IMPERIAL COMMUNITY

PURPOSE

- These Rules and Regulations are material to the Rental Agreement and are designed to protect the safety, health, welfare and quiet enjoyment of each RESIDENT and are believed by LANDLORD to be necessary to obtain this goal while promoting a neat, clean and attractive Community of which we can all be proud.
 - These Rules and Regulations shall be enforced in a uniform manner and in compliance with Mobile Home Park Rights Act 261. Failure to comply with any rule shall be considered due cause for LANDLORD'S decision to not renew a rental agreement at the time of its expiration and/or shall be considered due cause for termination (after proper notice) of the rental agreement during its term.
 - The signing of Imperial rental agreement by the RESIDENT shall signify acceptance of these Rules, and all appendices, together with any amendments thereto or additions thereto adopted in compliance with Mobile Home Park Rights Act 261.
- Amendments to the Rules set forth shall become effective the later of: (1) the date specified in the amendments, or (2) sixty (60) days after LANDLORD gives each RESIDENT written notice of the proposed amendment.

4. REGISTRATION

- Prior to entry into the Community, all applications and forms must be completed with all information requested so that character, employment and credit checks can be conducted properly to determine Community and financial responsibility. Negative reports regarding character, employment and credit or failure to complete forms completely and accurately may be reason for disapproval. An intentionally false application for residency, conviction of a felony and use of illegal drugs are added reasons for disapproval or eviction.
- All applications require a \$30.00 non-refundable processing fee.
- All prospective residents must sign the Rental Agreement and pay for all charges prior to moving the home into the Community, or prior to an approved qualified buyer moving into a home already located in the Community.
- The premises shall not be occupied by any persons other than those named in the Application for Residency with the exception of after-school children. A maximum limit of two persons per bedroom (bedroom is defined as an enclosed area with a bed, dresser and closet), and no more than one family may occupy the home at any given time.
- Overnight guests shall not be entertained for a period longer than 15 consecutive nights per month, or 30 nights per calendar year. Overnight guests that remain for a longer period than permitted, that RESIDENT'S rents shall be raised to conform with rents paid by other RESIDENT'S with a like number of persons in their household as stated in their application for residency.
- There shall be no renting or subletting of a home and/or site by RESIDENT.
- No advertising or business may be conducted in the Community nor from within the home.
- LANDLORD requires that the Rental Agreement and title to the home be in the same name (s). When only one individual is owner and leaseholder that individual must reside in the home. When there are co-owners and leaseholders, only one of them must reside in the home.

B. HOME PLACEMENT

- Homes entering the Community must meet the following minimum home specifications for admittance:
 - Each individual home must be approved by an authorized property management agent prior to admittance into the Community.
 - "Home" hereinafter refers to a "manufactured HUD code home"; all homes must display the current HUD code seal. Homes must meet current wind zone and thermal zone 1995 HUD standards for Chester County.
 - Without exception, the entire exterior of the home must be factory installed vinyl lap or cedar siding.
- LANDLORD may, after the required notice, amend requirements for admittance based on product development.
- No home shall be delivered into the Community without management being present. Appointments as to date and time for the delivery of a home must be scheduled at least three (3) days in advance of delivery.
- Homes must be parked on each site in a uniform manner to meet all county set-backs; LANDLORD will have the site staked out for the exact home placement on the site.
- No home or permanent structure nor any part of the home, addition or any building shall extend closer than the Chester County set-backs requirements of the boundary line. Home shall not exceed the pre-approved height of current Federal (HUD) regulations.
- Home must be anchored securely immediately after placement consistent with the manufacturer installation manual to meet the current established Federal HUD wind zone requirements.
- Insulation under home must be tacked and secured, no loose areas visible.
- The bottom of the home shall be completely enclosed (skirted with vinyl T-Deck) within ten (10) days after arrival in the Community and skirting shall be installed in accordance with the "Specifications for Delivery and Setup of Manufactured Homes", Appendix B herein. Skirting must have an easy access door or panel at in-line water valve for LANDLORD to check for water and sewer leaks, etc.
- All homes must display their site number with three (3) inch numbers, the numbers facing the street within ten (10) days of delivery.

9. Each RESIDENT shall provide and maintain a fire extinguisher at each place in his home as to be readily accessible at all times. The design and type of such fire extinguisher must, in all cases, be approved by the fire marshal. Smoke detectors are strongly recommended.
10. Each home must have a wooden deck constructed of pressure treated lumber. The minimum dimensions of this deck shall be 6' x 6'. Decks must be professionally built (no homemade decks) by a contractor approved by management.

11. RESIDENT must install a concrete or anchored fiberglass splash block at each rain gutter discharge point to prevent erosion of soil and driveway asphalt (for homes with rain gutters).

11. SIGNS (ADDITIONS-SUBLEGGS)

1. Only one (1) utility shed per site will be permitted. Utility sheds may be no larger than 8' x 10' unless written permission is obtained from the LANDLORD and may be no higher than 11' from ground to roof peak. Utility sheds must be same material and color scheme as home siding and trim. Under no circumstances may a RESIDENT erect or cause a utility shed to be placed on a site without prior written permission from LANDLORD. (See attached Appendix F, "Specifications for Construction") Abandon or reuse shed and home made cemented blocks are strictly prohibited. Pre-development sign will be evaluated on an individual basis. Only visible shed with aluminum frame roof and vinyl or cedar siding will be approved. LANDLORD shall make all decisions pertaining to the placement of the shed on the site. RESIDENT is responsible for maintaining his shed at all times insofar as repairs or upkeep of the exterior finish is concerned, and is also responsible for seeing that the utility shed is installed and maintained in a level position. Down must open and close easily and securely. Any permits which may be required by any State or County governmental agency for the placement of any utility shed is the sole responsibility of the RESIDENT. LANDLORD reserves the right, after the required notice, to amend the type of shed permitted based on product development.

2. All sheds, except with concrete floor, must be at least three (3) inches off ground on solid concrete blocks. This will increase airflow, which will stop rapid decay of wood.

3. CLOSETS AND GARAGES ARE NOT PERMITTED

C. HOME MAINTENANCE

1. See Appendix E, "Home Standards".

D. DAMAGED HOME

If a home is substantially damaged by fire, windstorm, or other cause, the RESIDENT shall substantially begin the repair or remove the damaged home within one (1) week or the LANDLORD may do so at the RESIDENT'S expense. If the RESIDENT elects to repair his damaged home, such repairs shall substantially begin within one (1) week after the damage has occurred and in all cases, be completed within thirty (30) days. All loose damage parts and debris shall be removed immediately. If the damaged home cannot be completely repaired within thirty (30) days, the LANDLORD may require that the home be removed from the Community for repair.

E. ABANDONED HOMES

A manufacturer's home vacated by the RESIDENT without notice to the LANDLORD along with the non-payment of rent and at least one of the following as defined by Act 74, 1996 - Senate Bill 1191 (P 2183) signed July 2, 1996, effective September 2, 1996, shall be considered abandoned and subject to removal from the premises.

1. The removal of most or all personal property from the home.
2. Failure to use or maintain the home.
3. Cancellation of insurance coverage on the home.
4. Termination of utility services.

F. INSURANCE

RESIDENT is required to have comprehensive insurance on his home, including but not limited to liability, fire and casualty, loss of contents and medical liability. RESIDENT acknowledges that he/she is fully and solely responsible for any and all claims for injuries, damages or losses occurring in his home or on the site leased by him/her, unless caused by the negligence of the LANDLORD, management agents or assigns on the maintenance of the premises. Copy of insurance binder to be kept on file in office and must be updated yearly on anniversary date.

G. PERMITS

All exterior home repairs, replacements, room and other additions and sheds must be approved in writing by LANDLORD prior to start of work. The building permit must be secured by RESIDENT and displayed in the front window of home before work begins. Check with the applicable Township or County Department for the exact time that may need a permit. The RESIDENT will be responsible for any fees incurred for filing of work with a permit.

H. ADDITIONS

Add-rooms, carports, and garages are not permitted. Manufactured coverings of approved type and size are encouraged by LANDLORD only after design and scaled drawing as per Appendix F, "Specifications for Construction" have been completed and approved by management. Manufactured coverings must meet the per inch load requirements designed for areas with high windfall and accumulation.

I. AIR CONDITIONERS

Portable or window air conditioners are permitted, air conditioner units must be installed with metal support, wood framing from the ground level is not permitted.

J. SITE MAINTENANCE

1. Each and every site is to be kept clean and free of debris and combustible materials at all times. No rubbish, debris, any type of cans, bottles, furniture, tires, appliances, lumber, lawn mowers, bicycles, toys, storage cabinets, boxes, or any type of junk, rubbish items, and/or materials, etc., are to be stored in a visible location. Store purchased patio furniture and barbecue grills only are permitted outside.
2. If home is equipped with woodstove or fireplace, firewood shall be stacked at the rear of the home or shed six (6) inches off the ground to prevent rodents.
3. If home is equipped with pellet stove, pellet bags must be kept in shed.

4. All exterior site improvements, replacements, temporary or permanent additions, patio coverings, porches, decks, sheds, concrete or masonry work, painting, color of paint, utility changes, etc. must be approved in writing by LANDLORD prior to installation. Two (2) copies of a scaled drawing must be approved in writing by LANDLORD before any construction is started. See Appendix F, "Specifications for Construction".

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5. LANDLORD hereby reserves an easement to enter upon the site hereby rented, for the purpose of inspecting, maintaining utilities or replacing utilities, or for the purpose of inspecting the premises in order to conform compliance with the Community Rules and Regulations of Imperial.

6. Driveways, sidewalks, porches, and patios shall be kept neat, clean and in good repair by the RESIDENT at all times.

7. Damage to paved parking areas caused by leaking gas oil from motor vehicles shall be the responsibility of the RESIDENT and must be cleaned up immediately. Damages caused by oil leaks shall be repaired or replaced at RESIDENT'S expense.

8. Outside fuel storage tanks must be to the rear of the home and approved by management.

K. LANDSCAPING

The planting of trees, shrubbery and flowers tend to beautify the Community and LANDLORD encourages all RESIDENTS to improve the appearance of their sites. However, to reduce possible damage to underground utilities and to prevent blocking of home ingress and egress, planting locations must be approved in writing by LANDLORD prior to permanent plantings.

L. LAWN

- a) RESIDENT is responsible to maintain site clean, mowed and trimmed at all times.
- b) RESIDENT who permits a lawn to remain unmowed must pay a minimum charge to have the site cleaned up or lawn mowed. Lawns are to be mowed and trimmed weekly April through October. This requirement will not be audited or unreasonably enforced in the event of a drought or other situation where grass cutting would not be required on a weekly basis. (See Appendix A, "Fee Schedule" for charges)
- c) Dumping of grass, wood, tree parts, trash or debris of any nature behind homes or in the common areas is strictly prohibited. Debris and leaves must be removed at RESIDENT'S expense.
- d) All holes in site must be filled with topsoil and seeded.

M. FLOWERS

- a) All flowers must be weeded weekly or LANDLORD will charge for a set forth in Appendix A, "Fee Schedule", and have weeding performed. This requirement will not be audited or unreasonably enforced in the event of a drought or other situation where weeding would not be required on a weekly basis.

N. SHRUBBERY

- a) Shrubby must be trimmed at least once a year and may not exceed four (4) feet in height, may not block any window or shall not interfere with the maintenance of the home or any improvements on the site. Other trees (bally, Japanese pine, spruce, fruit, etc.) must not touch home, shed, deck, porch, etc., or block driveway and must be trimmed to limit size. Bottom limbs are to be pruned or grass cut to prevent animal activity. No new trees or shrubbery will be allowed to be planted without the written permission of the LANDLORD.

O. TREES

- a) Existing trees on any sites that must be cut, removed or pruned for any reason will be LANDLORD'S responsibility.
- b) Any trees or shrubbery planted by a RESIDENT on a site with LANDLORD written approval, that must be cut or abandoned for any reason will be the RESIDENT'S responsibility. Proper disposal of trimmings from shrubbery and trees is the RESIDENT'S responsibility. Shake trees shall not interfere with the maintenance of the home or any improvements on the site.
- c) All trees and shrubbery planted by a RESIDENT must be trimmed each year. All trees planted by the RESIDENT that dies, must be cut level with the ground. When stump runs out, the hole must be filled with top soil to eliminate liability to RESIDENT.
- d) Any sites with trees that shed leaves, limbs, snags, balls, etc., must be kept as noted. If not raked and properly disposed of, LANDLORD will rake as per Appendix A, "Fee Schedule" and bill RESIDENT.

P. SERVICES AND UTILITIES

1. All RESIDENTS shall make arrangements with local utilities serving the Community for connection of services.

2. Outside TV antennas and CB radio antennas are strictly prohibited. In the event of any such prohibited installation, LANDLORD may terminate the Rental Agreement and initiate proper legal procedures. In addition, LANDLORD shall cause the removal of same at RESIDENT'S expense.

3. Each RESIDENT is solely liable and responsible for keeping his own water and sewer connections from freezing and shall be responsible for arranging for such repairs. The constant running of water to prevent lines from freezing is absolutely prohibited and shall constitute grounds for Rental Agreement termination. It shall be the RESIDENT'S responsibility to maintain night drains to prevent odors. Leaking faucets and running toilets must be repaired immediately or water will be turned off. Proper water-using is the responsibility of the RESIDENT. Seasonal residents (residents who do not reside in the manufactured home on a year-round basis) are solely liable and responsible for keeping their own water and sewer connections from freezing.

4. Washing of guests' cars is not permitted.

We recommend that when leaving home for more than one week, the in-line water valve under home should be turned off.

5. No one is to turn on or off main water valve except LANDLORD. Each home must have an in-line water cut-off for routine plumbing maintenance to RESIDENT will not have to have main line valve turned off.

6. The RESIDENT is responsible for the maintenance and repairs of all water, gas, electrical and sewage connections from the utility poles outside or in the ground to the home.

7. It shall be the RESIDENT'S responsibility to keep the home sewer line flushed with water and open. If a sewer line is clogged or stopped-up because of foreign matter, and is not an obstruction in the main sewer line, the RESIDENT will have to pay the charge for cleaning his own sewer line.

8. Dead and diseased trees that pose a risk to persons or property, or trees, materials, such as posts, or paint thinner, etc. coffee grounds, rags, cloth, hard paper, cigarettes, paper towels, sanitary napkins, disposable diapers or any objects of plastic or rubber or ca. later. Such items must be wrapped in paper or newspaper and deposited in garbage cans. No additives (such as BODs) to liquid solids are permitted. Drains or other pipe cleaners are not allowed. No one permit children to drop any type of small toys or objects in the street or driveway.

9. Theft of services, including but not limited to electric, gas or cable, is considered a violation of this Rental Agreement and shall be the cause for the termination or non-renewal of the Rental Agreement.

10. Garbage and Waste Disposal: Garbage is picked up once a week. Garbage should be placed at the pick up station no earlier than the night before pick up. Garbage cans should be kept at the rear of the mobile home. A "fly-tight" garbage can is required.

County regulations require that storage and disposal of garbage, trash and refuse, shall be so managed as to not create health hazard, rodent harborage, insect breeding areas, accidents, fire hazard or air pollution.

Ward, lawn trimmings, leaves, branches, metal appliances, furniture, Christmas trees, etc., which are not household trash and garbage must be removed at RESIDENT'S expense.

12. LANDLORD will remove snow from the streets as quickly as possible. All RESIDENTS must understand that when plowing the streets it is impossible to avoid plowing in driveways.

13. All RESIDENTS are responsible for keeping their own driveways and sidewalks clear of snow and ice. Use of salt on driveway and sidewalk to melt snow and ice is strictly prohibited. Calcium can be used in the place of salt. (Use of salt on driveway and sidewalk surface will permanently damage the finish.)

M. GENERAL CONDUCT

1. RESIDENT agrees that RESIDENT, members of his family, his guests, agents, servants or licensees shall not make or permit to be made any unreasonable disturbing noise in or about the leased premises of the Community at large, nor engage in behavior which is morally offensive or which is likely to result in a substantial risk of physical harm to other residents, or illegal conduct, limit, business behavior, or any form of harassment which interferes with the rights, comfort, or convenience of other residents or neighbors.

2. RESIDENT agrees to accept full responsibility for the conduct of himself, members of his family, his guests, agents, servants or licensees. In the event of any criminal conduct, criminal activity of any kind or behavior which causes or threatens to cause irreparable harm to any person or property, LANDLORD may upon notice immediately terminate the Rental Agreement.

3. RESIDENT shall not play or permit to be played any musical instrument, television, radio or other noise-making equipment if same shall disturb or annoy other residents or neighbors. Noise levels shall be reduced after 10:00 PM and the sound shall remain within the confines of the home.

4. No RESIDENT, member of his family, guests, agents, servants or licensees shall trespass on any other RESIDENT'S or neighbors' sites or on other RESIDENT'S sites or otherwise through the Community. Children must play in their own yard at all times unless specifically invited into the yard of another RESIDENT. Children are to respect the personal property of others as well as their site boundaries. Everyone is expected to conduct himself in a dignified and neighborly manner. Be courteous of others and keep noise level low and in control at all times.

5. RESIDENT accepts full responsibility for the behavior of any and all minor children, members of his/her family and guests, and agrees to provide proper supervision (regardless of age) in the Community, at the bus stops, and any other areas in the Community. Damage caused by any RESIDENT, member of his/her family, guests, agents, servants or licensees to property not his own shall be the sole financial and legal responsibility of the RESIDENT.

6. RESIDENT shall not place any sign, logo, or advertising on any exterior part of the home or leased premises (ites), or display from the inside of the home itself with the exception of one "For Sale" sign not to exceed 24" x 36" in size which may be placed in the interior of a window when the home is placed on the market for resale. No advertising or business may be conducted from within the home. Resale of home shall comply with Appendix G, "Resale Standards".

7. All complaints relating to any RESIDENT and/or family in the Community will be discussed privately with the particular parties involved and action taken accordingly with the individual parties involved in the dispute.

8. The covenants shall be enforced in accordance with local ordinances.

9. No loitering, gathering of 3 or more persons, no grouping of persons in such a manner that interferes with Community traffic or can be misconstrued as harassment will be permitted within any area in the Community including Community entrances or the immediate outside perimeter of the Community. Violators can and will be prosecuted according to the local, state, and federal governing laws.

10. Any uninvited person (s) found on the Community will be asked to leave the Community immediately. Person of dubious interests will be arrested and prosecuted for trespassing, loitering and loitering.

N. GENERAL RULES

1. Motorcycles, lawn mowers, bicycles, grills (gasoline gas grills), etc., when not in use, are to be stored in shed or inside home. All game equipment and children's toys and bicycles must be put away daily.

2. No fences or fencing of any kind are permitted.

3. No burning of leaves, rubbish, or trash is permitted.

4. No clotheslines are permitted.

5. No weapons of any type or description may be used, carried or discharged within the Community.

6. No fireworks of any type or description are permitted in the Community at any time.

7. No ball playing will be allowed on the streets, between or behind the homes, except in designated areas.

8. No automotive repairs of any kind, at any time is permitted.

O. TRAFFIC AND PARKING

1. Any person operating a motor vehicle or golf cart within the Community must have a current, valid State driver's license and insurance coverage.

2. Speed limit for all vehicles is 10 MPH. This limit is established for the safety of all RESIDENTS and their licensees. Strict compliance with the speed limit and one-way streets will be observed by each individual. All intersections should be considered YIELD corners. Pedestrians have the right-of-way. Each RESIDENT is responsible for seeing that all members of his/her family, guests, agents, servants or licensees comply with the designated speed limit and all other traffic control devices.

3. RESIDENTS must park in their own designated parking space or area. RESIDENT is responsible for informing all guests of this regulation. Parking on other resident's parking area is strictly prohibited. LANDLORD will have violator's vehicles towed at owner's expense.

4. Racing cars, minibuses and other motorized self-powered recreational vehicles are strictly prohibited from entering the Community.

5. Operation of non-conventional vehicles, e.g. minibuses, dune buggies, reconvertibles and go-karts within the Community is prohibited.

6. Motorcycles are permitted but must be used only for entrance and exit from the Community in a manner so as not to disturb other residents. Engine "revving" and joy rides are not permitted. The RESIDENT must inform all guests of this regulation and accept full responsibility in regard to all visitors to the RESIDENT'S home.

7. Loud mufflers are not permitted. All vehicles and motorcycles must be equipped with low noise mufflers and maintain muffler system in good repair and working order.

8. No travel trailers, campers, camper shells, boats, utility carts, utility trailers, trucks over 1 1/2 ton or other recreational vehicles are permitted to be parked or stored on the site, RESIDENT parking area or in the Community at any time except for 12 hours for loading or unloading.

9. No tractor trailers will be allowed to be parked or stored in the Community for any purpose at any time.

10. No motor vehicle may remain in the Community if it is in a state of disrepair and/or inoperable. This includes vehicles without current tags. Should LANDLORD find it necessary to tow an abandoned, disabled or unregistered vehicle, it shall be done, without prior notice, at the expense of the RESIDENT and shall not be construed in any way as diminishing the right of LANDLORD to terminate the Rental Agreement and file a Summary Proceeding for possession.

11. No vehicle is permitted to be parked or driven on any lawn, patio or median area of the Community at any time for any reason.

12. RESIDENT must keep his parking spaces free from oil, grease, or any other substance which is unhealthy or could cause damage to the asphalt. RESIDENT is financially responsible for any damage caused by himself, his vehicles or his guests vehicles to the parking spaces or road surfaces. Oil or gas leaking vehicles must be removed immediately from the Community until repaired. Failure to remove such a vehicle will be considered a violation of these Rules.

13. Inasmuch as the Community is maintained as a private enterprise, its streets and lanes are PRIVATE not public thoroughfares. LANDLORD may, therefore, at his discretion and in the interest of safety, maintenance, and traffic therein, restrict certain traffic on the streets, the delivery of certain products and services, or designated suppliers.

P. TEMPORARY VACANCY

1. In the event absence of such RESIDENT to advise LANDLORD any time he plans to be absent from the home for more than three (3) days.
2. RESIDENT on vacation or extended leave must make proper arrangements to have their yards maintained during their absence and newspapers picked up on a daily basis.

Q. MOVE-OUT

1. Prior to the expiration of any Rental Agreement, RESIDENT must give LANDLORD sixty (60) days notice of his intent to vacate.
2. RESIDENT must pay all rent and fees that at the end of Rental Agreement by other certified bank check, cashiers check or money order. LANDLORD may prevent the removal of a mobile home to enforce this rule. RESIDENTS are advised that prior to removing a mobile home from the Community, a removal permit must be obtained from the tax collector. This removal permit must be shown to LANDLORD before commencing removal of the unit.
3. RESIDENT must notify LANDLORD three (3) days in advance as to the day and time of home exit.
4. RESIDENT shall only remove or trim the trees, flower beds, and shrubbery as necessary to allow the proper removal of the existing manufactured home. The site shall be left in a clean and attractive condition. Grass must be mowed and raked.
5. RESIDENT must remove all debris, shed deck, porches, all anchor straps, and concrete blocks, etc., from site.
6. At the time a RESIDENT leaves the Community, it is his responsibility to provide LANDLORD with a forwarding address.
7. Any property not reclaimed within 72 hours after the removal of the home shall be considered abandoned and may be disposed of at the discretion of the LANDLORD. LANDLORD has no responsibility to retrieve, store or secure any property left behind.
8. If RESIDENT fails to do any one of the above, LANDLORD may remedy and charge for the cost of such remedies.

R. SALE OF HOME

Thirty (30) days prior written notice shall be given to LANDLORD by any RESIDENT who intends to sell his/her home which will be retained in the Community on the site. The home must meet the standards with respect to size, quality, appearance, material specifications, construction and safety conditions as specified in the "Resale Standards", Appendix G.

1. See Appendix G, "Resale Standards".

S. RESALE OF HOME - (Subject to "Resale Standards")

1. Prospective buyer of a home approved through the "Resale Standards", Appendix G, to remain in the Community is subject to a new Rental Agreement as a new RESIDENT.
 - a. The prospective resident is required to complete the site rental application in its entirety so that character and credit checks can be conducted properly and expeditiously to determine Community and financial responsibility. Failure to complete the application in its entirety or willfully provide false information will be immediate cause for disapproval or termination of the Rental Agreement.
 - b. LANDLORD will have a minimum of (3) working days to process the application. Once the application has been completely processed, LANDLORD will notify the applicant of its approval or disapproval. A disapproved prospective resident will also receive a written statement as to the cause of such action.
 - c. With respect to any contemplated sale, a RESIDENT must submit sixty (60) day written notification of intent to sell. A minimum of three (3) weeks prior to finalizing the sale, the RESIDENT shall provide LANDLORD in writing the name, address, and phone number of the prospective buyer.
2. Failure on the part of the RESIDENT to notify the LANDLORD in writing three (3) weeks prior to the actual transfer of title of his manufactured home to a new resident, by giving the name and address of the new proposed resident in the notice, shall be grounds for termination of the Rental Agreement by the LANDLORD.
3. Prior to transfer of title to new owner, all obligations of the Rental Agreement shall exist. All taxes and fees shall be clear and record account with the LANDLORD shall be paid in full. It is the RESIDENT'S responsibility to leave a forwarding address with the LANDLORD.

T. SOLICITING

No peddling, soliciting, or commercial enterprises are permitted in the Community. Signs or advertisements of any type are prohibited except resale signs as provided herein. Solicitors found on the premises will be asked to leave immediately. RESIDENTS are requested to notify the office immediately of any solicitors.

U. POSTING

A copy of the Rules will be posted in the glass case by mailboxes or other designated areas located in the Community normally used for posting announcements.

V. COMPLAINTS

1. If you have any complaints, suggestions, or recommendations concerning the Community, please mail them to the office in writing.
2. Complaints of residents violating Community Rules or guidelines must also be turned in to LANDLORD in writing and signed by the complaining party.
3. Complaint (s) will be received courteously and due consideration and action given accordingly. Avoid passing on to others unfounded rumors. LANDLORD will be happy to clear up RESIDENT'S concerns.

W. RENTING & SUBLETTING OF HOMES

There will be no renting or subletting of homes.

Any occupant now living in the mobile home Community who does not sign the lease with attached Rules and Regulations, is subject to an implied lease, regulations and to any and all provisions covered under Mobile Home Park Rights Act 241.

The LANDLORD reserves the right to make additions or changes to the regulations when necessary. RESIDENTS will be advised of changes in the regulations at least thirty (30) days in advance thereof. The LANDLORD does not want to evict anyone from this Community, but any violation of these regulations may make eviction necessary.

I (WE) HAVE READ AND UNDERSTAND THE COMMUNITY RULES AND AGREE TO COMPLY WITH THE SAME. I (WE) ALSO UNDERSTAND THAT DISREGARD OF THESE RULES AND REGULATIONS WILL BE CONSIDERED CAUSE FOR TERMINATION OR NON-RENEWAL OF THE RENTAL AGREEMENT AND MAY RESULT IN THE FILING OF A ACTION FOR SUMMARY POSSESSION OF THE RENTED SITE.

A. Home Property Management, Inc.
Authorized Agent for Owner

Resident

WITNESSED BY: _____
Resident

Date

Date

**APPENDIX D
REGULATIONS FOR PETS
IMPERIAL COMMUNITY**

RESIDENT shall not keep or harbor any pet (including an animal, bird, rodent, or reptile of any kind) for which prior written approval has not been given by LANDLORD.

HAVING A PET IN THE COMMUNITY IS A PUNISHABLE VIOLATION WHICH CAN BE REVOKED BY THE FOLLOWING PET PROVISIONS ARE NOT COMPLIED WITH IN THEIR ENTIRETY:

1. PRIOR TO BRINGING ANY PETS INTO THE COMMUNITY, ALL PETS MUST BE REGISTERED WITH THE COMMUNITY OFFICE. Information necessary for registration is type of pet, size, age, weight, height, and photos.
2. No pets are permitted except those declared, identified, and approved by management at the time of application for tenancy.
No more than one pet will be permitted at any site.
No pet taller than twenty (20) inches at the shoulder at maturity will be accepted and shall not weigh more than twenty (20) pounds full grown.
Pets, if accepted, must be kept under the control and responsibility of the RESIDENT.
Cats are not permitted to bring pets into the Community.
3. Only house pets are permitted in the Community. House pets are herein defined as dogs and cats which remain inside the house at all times except when being walked on a leash.
Under no condition will a dog or cat be allowed to run free.
Pet cannot be let up outside for any period longer than 30 minutes providing pet does not create a disturbance (i.e., barking).
No pet is to invade the privacy of any RESIDENT'S site, including flower beds and shrubs or any common ground in the Community. RESIDENT is responsible for any damage to property, waste, disturbances or annoyances (such as barking, snoring, growling) caused by pet.
4. Dog houses, animal runs, pens, or any type of pet enclosure are strictly prohibited.
5. RESIDENT is encouraged to spay or neuter dogs. Keeping a pet for breeding purposes is prohibited. However, in the event of offspring, LANDLORD must be notified and written permission obtained for offspring to stay in the Community for the nursing period only.
6. Noisy or unruly pets or those which have violated any other provision of this Appendix must be removed from the Community.
7. Pets shall not be carried on other RESIDENT'S yards, recreation areas or any other common ground in the Community. RESIDENT is responsible for daily pick up and proper disposal of any pet droppings on RESIDENT'S site. Pet droppings left to accumulate become a health hazard, the smell is offensive, and also becomes a breeding place for flies and other insects.
8. RESIDENT is responsible for compliance with all applicable state, city or township regulations and requirements with respect to licensing, vaccinations, health and leash laws. Current copy of rabies certificate must be kept in the office RESIDENT'S file. License tag is to be worn by pet at all times when walked on leash outdoors.
9. No pet which displays a propensity to attack other human beings and no pet which has been determined to be a "dangerous pet" shall be permitted in the Community for any purpose or at any time whatsoever. Any such animal or pet considered an "aggressive animal" shall not be permitted in the Community.
10. Birds which are of the nature of house pets are allowed. However, no birds, fowl or animals of any kind are to be kept or raised on site or in home for business purposes.
11. Outside caged pen and/or farm animals are prohibited.
12. Snakes or any type of reptile that is considered dangerous or poisonous are strictly prohibited. Pet belly pigs are strictly prohibited.
13. In the event false information is provided of the pet and in the event the described pet exceeds the pet qualification at full growth, said pet must be removed from the Community.
14. Violations of any provisions of this Appendix will result in a ten (10) day letter being issued requiring the remedy or correction of the deficiency. Failure to correct or remedy the condition within ten (10) days may result in the termination or non-renewal of the Rental Agreement.
15. Permission is granted only for the pet trial period. If RESIDENT loses this pet, or if the pet dies, the pet may not be replaced without prior written permission of LANDLORD subject to this section.

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Type of Pet _____
Size _____ Age _____ Weight _____ Expected Full Grown Weight _____ Height _____

All of the above information is true and correct to the best of my knowledge.
Signature of RESIDENT _____
Signature of LANDLORD or Agent _____
WITNESSED BY: _____
Date: _____

07-01-2010 12:26:46

**APPENDIX E
HOME STANDARDS
IMPERIAL COMMUNITY**

PURPOSE

1. These Home Standards are material to the Rental Agreement and are designed to protect the investment made by the RESIDENT as well as the LANDLORD and are believed by LANDLORD to be necessary to obtain this goal while promoting a neat, clean and attractive Community of which we can all be proud.
2. These Home Standards shall be enforced in a uniform manner. Failure to comply with any standard shall be considered due cause for LANDLORD'S decision to not renew a rental agreement at the time of its expiration and/or shall be considered due cause for termination (after proper notice) of the rental agreement during its term.

CONDITIONS

The following procedures and conditions must be satisfied in order for the home to remain in the Community. For homes to remain in the Community after resale, they first must satisfy Appendix G, "Resale Standards".

1. On a monthly or periodic basis, LANDLORD reserves the right to make home and site inspections.
2. RESIDENTS must maintain their home in first-class proper condition as set forth herein.
 - A. This shall be construed as keeping the home, roof, siding, skirting, decks and any other attachments clean, freshly and well-painted, stained and water sealed, repaired, rat free and free of debris, cats or scars. Any rotten wood is to be removed and/or replaced immediately. Best stains are to be removed immediately. The home shall remain neat and clean in appearance at all times in a new-look like condition.
 - B. Home windows, shutters, doors, screen doors, storm doors and closers, roof vents, smoke stack, step rails, precast concrete steps, flower planters, etc.; must be maintained in brand new look like conditions at all times - must be kept clean, freshly painted, stain, mildew and rat free at all times.
 - C. All rusty screws if any, must be replaced with aluminum or stainless steel immediately. OR RESIDENT shall take immediate steps to remove unsightly rust from existing screws and prime and paint such existing screws in a color which matches the exterior of the home, so as to avoid a spotty, irregular appearance.
 - D. Any new construction changes, such as, additions, alterations, building, structure of any kind, satellite dishes, driveways, parking areas, sidewalks, awnings or any color change or repair of the color (s), color and materials must first be approved by LANDLORD (submit color sample per Appendix F, "Specifications for Construction").
 - E. Wood decks, steps and elevated porches must be totally enclosed, must be kept clean, mildew free, freshly painted or stained to match or blend in with existing colors at all times. Wood decks, steps and porches must be built of pressure treated wood only.
 - F. No items or articles of any kind are to be stored under the home. Water hose is to be stored inside the shed when not in use.
 - G. Existing rain gutter system must be kept clear of debris, painted and in good repair at all times. The flow of gutter or downspout water shall contact a concrete or anchored fiberglass splash block.
 - H. Shampoo or power wash home, skirting, decks/porches and steps yearly or more often if needed to maintain free of dirt, rust and mildew at all times.
 - I. Front and back door lights must be functional and clean; no missing parts, no exposed electric wires; must be in place properly and securely; and metal part painted.
 - J. Awnings for windows, doors, decks and/or porches must be properly installed per manufacturer specifications. All matching panels of color and pattern must be tightly connected and secured to withstand current HUD code wind standards; must be clean, mildew, rust or other types of stain free at all times.
 - K. Portable or window air conditioners are permitted, air conditioner units must be installed with metal supports, vented pointing from the ground level is not permitted.
3. Outside TV antennas and CB radio antennas are strictly prohibited. In the event of any such prohibited installation, LANDLORD may terminate the Rental Agreement and initiate proper legal procedures. In addition, LANDLORD shall cause the removal of same at RESIDENT'S expense.
4. Utility connections must be well maintained; sewer/water connections must be sealed tight and leak free; electrical boxes and electric disconnect boxes must be kept freshly and well painted and rat free.
5. Landscaping:
 - (a) The grass must be kept mowed and trimmed as needed (not in excess 5' in height).
 - (b) Shrubs and trees must be trimmed and cut back per Community Rules requirements.
 - (c) Flowerbeds must be weed free.
 - (d) Fences are to be clean and free of debris.
 - (e) Rubbish/trash must be removed and properly disposed.

VIOLATIONS

1. In the event a home fails to be maintained pursuant to these standards, a letter pursuant to Mobile Home Park Rights Act 261 will be issued requiring the remedy or correction of the deficiency. Failure to correct or remedy the condition within the given time may result in the termination or non-renewal of the Rental Agreement.

ATLANTIC REALTY MANAGEMENT, LLC

BY: ATLANTIC REALTY MANAGEMENT, LLC BY: _____
 LANDLORD RESIDENT

BY: AGENT FOR LANDLORD BY: _____
 RESIDENT

WITNESSED BY: _____

DATED: _____

**APPENDIX F
SPECIFICATIONS FOR CONSTRUCTION
IMPERIAL COMMUNITY**

The following conditions shall apply to any kind of construction performed on a manufactured home located in the Imperial Community. It's appearances, free standing buildings, additions, alterations or any alteration of the vertical site landscaping.

All construction projects require that two (2) sets of written plans be submitted to LANDLORD for approval. LANDLORD shall have thirty (30) days from the actual receipt of written submission of said plan to review and approve, disapprove or revise said plans. All plans must bear LANDLORD signature and date of approval prior to any construction project start.

Plans must indicate date of submission, RESIDENT'S name, site number and construction project, i.e., shed, add-on-room, carport, landscaping, etc., project location and time frame of scheduled completion.

Construction plans which require building permits must be returned to LANDLORD bearing the County Township Building Permit Department seal of approval for review and final approval.

Building permits must be displayed before start and during construction.

The following contractors can not be retained unless and until the proposed construction plans, set-backs, specifications, materials, exterior color or finish, elevation site layout and/or site plan, dimensions (size) or landscaping plan showing the proposed location of the subject construction project, the identification of contractor and construction schedule have been submitted in writing and approved by LANDLORD.

Additions, alterations, building, structure of any kind, satellite dishes, driveways, parking areas, sidewalks, awnings or any other structure shall not be constructed, erected, placed, replaced, moved, removed, changed or altered on any site, nor may the exterior colors of any existing building or structure be changed nor may any landscaping be planted unless above stated conditions are satisfied.

Construction plans may be revised and not approved by LANDLORD upon any ground, including safety or purely aesthetic considerations which shall be at the sole and absolute discretion of LANDLORD. In making any such decision, LANDLORD shall consider the suitability of the proposed construction, improvement, addition, alteration or change, and the materials to be used, the harmony thereof with the surroundings, as well as the other homes in the Community, the effect of the same as planted in the Community in general.

All contractors including landscaper must be approved by LANDLORD. Written proof of insurance must be submitted to LANDLORD prior to start of construction.

All new annual building materials shall be stored in paved driveway secured from wind.

For large projects, a dumpster must be provided for daily disposal of trash, scrap wood and materials, construction debris, etc.

Small project construction debris, etc., must be removed daily from the site and Community.

No contractor advertising signs may be displayed in or outside of home or on site.

Contractor's equipment vehicles or construction material delivery service trucks are not permitted on any grass areas. Any damages caused by these vehicles shall be the RESIDENT'S responsibility for repairs and cost.

Construction projects must be completed within the submitted and approved scheduled time. Written extension will be granted due to weather delays.

At project completion, contractor shall immediately remove construction equipment and materials, disposal dumpster and all other construction debris.

Failure to complete any construction project in compliance with the above conditions will result in a letter being issued requiring the remedy or correction of the deficiency. Failure to correct or remedy the condition may result in the termination or non-renewal of the Rental Agreement.

ATLANTIC REALTY MANAGEMENT, LLC

BY: ATLANTIC REALTY MANAGEMENT, LLC BY: _____
 LANDLORD RESIDENT

BY: AGENT FOR LANDLORD BY: _____
 RESIDENT

WITNESSED BY: _____

DATED: _____

**APPENDIX G
RESALE STANDARDS
IMPERIAL COMMUNITY**

An inspection of the home, setting, and site will be made by the LANDLORD prior to granting approval for the home to be sold and remain in the Community. The following procedures and preconditions are required in order to allow the home to remain in the Community upon resale:

PROCEDURE

- A. Notify in writing LANDLORD of intention to sell.
- B. Request resale inspection.
- C. Pay resale inspection fee.
- D. Have home and site inspected by LANDLORD.
- E. Complete work and corrections on home and site as listed on the inspection paper.
- F. Have home and site re-inspected by LANDLORD (this inspection is valid for six (6) months).
- G. List home for sale.

PRECONDITIONS

- A. The home shall meet current HUD standards shall conform to existing local, state, and federal building code regulations.
- B. Mobile homes built prior to 1977 were not built to HUD (Housing Urban Development) Code. In order for the Mobile Home to be approved to remain in the Community after the sale, the following certifications are required:
 - (1) A registered, licensed, local plumber, with his certification number shall verify that all plumbing is up to current HUD code - all water lines shall be of PFC material and have no leaks.
 - (2) A local registered electrician with his certification number shall verify that all electric is up to HUD code and safe.
 - (3) A licensed construction engineer shall certify construction material and safety (no asbestos).

No application for transfer will be considered unless these three certifications are submitted attached to the new tenant application.

In addition to the above, any item contained in the Rental Agreement, For Schedule and Rules and Regulations will be considered applicable to the following Resale Standards.

- C. The home shall be free of insects, rodents, vermin and pests and certified by licensed exterminator.
- D. The RESIDENT shall repair, change or modify the home, room additions, porches, patios, shall, carport, garage or any other additions or improvements, or any aspect of the RESIDENT'S site which does not meet the Resale Standards as set forth herein.

In assessing the condition of the home, its surroundings, buildings, and landscaping, the following factors will be considered:

The home shall have an anchoring system consisting of frame tie-downs or factory installed tie-down straps in accordance with current manufacturer installation manuals under **Federal mandate standards.**

Roof Siding: shall be clean - condition of siding panels shall be of same color and new look like color, shall be in place and secured, shall be mildew and rust stain free and free of cuts, dents or warps.

Roof Shingles: shall be of matching shingles of shape and color shall be in good material conditions (not free) in place and secured.

Windows: there shall be no broken glass, no bent/warped and rained frames, no broken and torn screens, no missing shutters or parts of shutters.

Doors: (metal or wood) shall be clean - front and back doors (regular, storm and screen door) shall be in excellent material condition, shall not be warped, bent, rotting, chipped, no cut or torn screens, or worn out look; shall open and close easily and securely.

Doors: (light doors) - shall have no broken glass, no bent/warped and rained frames.

-1-

Light: front and back door lights - shall be clean, shall have no missing parts, no exposed electric wires; shall be in place properly and securely, shall be functional and metal part painted.

Chimney, sky light and vent pipes: all shall be in place and secured, shall be finished, sealed and seal-coat painted.

Skirting: shall be vinyl, clean - no missing, broken or torn panels; all panels shall be of same material, pattern and color; shall be new-look-like; all panels shall be in place and secured. Shall have easy access trap door to sewer and water connection, shall comply with ventilation requirements as set by the manufacturer.

Sewer line: shall be properly connected, type of sewer pipe shall meet current local county regulations as to material grade type and size; shall have proper draining slope (no bends on pipe) all connections shall be seal tight (no leaks).

Water/Water Lines: shall meet local county and Federal requirements, shall be properly connected and properly insulated with Armaflex; shall have check valve above cut off valve; shall have in-line water turn off valve; all lines shall be sealed tight (no leaks); inside water lines shall be sealed tight (no leaks); all faucets, showers and toilets shall be equipped with water saver devices.

Insulation: insulation under home shall be properly installed and secured (no loose or rotting and falling off).

Improper storage: nothing shall be stored under the home (except home bikes).

Deck/Porch/Steps: all decks, porch/sky enclosures and home additions shall be constructed in accordance with "Specifications for Construction", Appendix F herein. After due notice, any porch enclosure or other addition not built in accordance with "Specifications for Construction" shall be removed. Additionally, all decks/porches/steps shall be seal coated and/or stained; rotten wood and rusty nails or screws (if any) shall be removed and replaced. Patio furniture of look-like-new only on decks and porches. The safety of the decks, porches, steps and railings shall be an important aspect.

Awning: covering for windows, doors, decks and/or porches shall be properly secured per Appendix E, "Home Standards". All matching panels of color and pattern shall be tightly connected and secured to withstand current HUD code wind standards, shall be clean, mildew, rust or other types of stain free. Manufactured awnings must meet the per inch load requirements designated for areas with high snow fall and accumulation.

Carports/Garage/Sheds: shall be clean. Siding (if roof) (if) doors, windows, floors shall be in excellent condition; no missing or mismatch siding panels or roof shingles.

Windows: no broken glass or warped window frames, shall open and close easily; missing, no and/or torn screens shall be removed and replaced.

Doors: shall have no warped doors, or door frames; shall open and close easily and securely; missing, cut and/or torn screens shall be removed and replaced.

Shutters: there shall be no missing parts or complete shutters; rotten wood shutters, rusty nails or screws (if any) shall be removed and replaced.

Air Conditioner Table: Portable air conditioner shall be installed with metal supports, (not) fastening from the ground level is not permitted. There (3) one or larger central air conditioner units shall be placed at ground level on precast concrete pad consistent with LANDLORD'S direction.

Utility Connections: shall be well maintained, over-voltage connections shall be sealed tight and lock free; electrical boxes and electric disconnect boxes shall be kept perfectly and well painted and rust free.

Smoke Detectors: home shall be equipped with two (2) hard wired, battery back up detectors or per current Federal requirements.

Fire Protection: home shall be equipped with at least one (1) fire extinguisher.

- Landscaping:**
- (a) The grass shall be mowed and trimmed one (1) or two (2) days before settlement.
 - (b) Shrubsbery and trees shall be trimmed and cut back per Community rules requirements.
 - (c) Flowerbeds shall be weed free.
 - (d) Entire site shall be clean and free of debris and/or unwanted items.
 - (e) Rabbits/hole shall be removed and properly disposed of.

ADMINISTRATIVE ISSUES

Under no circumstances shall a RESIDENT commutate the sale of the home (which is to remain in the Community) or cause the title of the home to transfer without LANDLORD'S prior written approval of the following:

- (1) Home's complete compliance with the Resale Standards.
- (2) Complete approval of the prospective buyer (s), buyer shall qualify as to credit worthiness, job stability, etc., as new applicant moving into the Community.

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- (3) All money due to LANDLORD for rent, fees, etc., paid in full.
- (4) All county and/or state taxes paid in full.
- (5) All County building permit and setback requirements are met and paid in full.

*LANDLORD will notify the current RESIDENT, whether the new prospective buyer has been approved or disapproved.

*Upon approval, the prospective buyer will be required to sign a new rental agreement, rules and regulations and pay the then current base rent, security deposit and any and all other applicable fees.

*Should the sale of a home be consummated without meeting all of the above-mentioned LANDLORD requirements, the Rental Agreement will be immediately terminated and a Summary Proceeding for possession initiated.

If a RESIDENT fails to complete the resale of a home in compliance with the above standards, a letter will be issued requiring the remedy or correction of the deficiency prior to consummation of sale. Failure to comply with the resale standards will result in the home being prohibited to remain on the site after the sale and home shall be removed within seven (7) days from the premises.

RESIDENT LANDLORD OR AGENT DATE

WITNESSED BY: _____

PH: 866.622.1122-28-90

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IMPORTANT INFORMATION

This form must be completed and returned with your executed Lease Agreement for this Community.

Name of Resident (as shown on Lease) _____
 Birthdate: _____
 Social Security Number _____

Name of Resident (as shown on Lease) _____
 Birthdate: _____
 Social Security Number _____

Occupants (Others not listed on Lease) _____
 Birthdate: _____
 Social Security Number _____

Occupants (Others not listed on Lease) _____
 Birthdate: _____
 Social Security Number _____

Occupants: (Others not listed on Lease) _____
 Birthdate: _____
 Social Security Number _____

INFORMATION REGARDING THE MANUFACTURED HOME:

1. Serial Number of Home _____

2. Make of Home _____ Model of Home _____
 1. Year home was built _____
 2. Finance Company (Name, Address, Telephone Number) _____

PAGE ONE OF TWO

AUTOMOBILE INFORMATION:

Vehicle #1
 Color _____ Make _____ Model _____ Year _____
 Tag/Registration Number _____
Vehicle #2
 Color _____ Make _____ Model _____ Year _____
 Tag/Registration Number _____

LEASE INFORMATION:
 Lease Effective Date _____
 Lease Ending Date _____
 Amount of Security Deposit Paid _____

Page two of two

**COUNTY OF CHESTER
 ASSESSMENT OFFICE**

235 W. Market Street, Suite 200, P.O. Box 2748, West Chester, PA 19380

Jeffrey A. Lunderslager
 Director of Assessments
 Robert F. McRae
 Chief Assessor

610-344-6105
 610-344-5902 (Fax)
 www.chesco.org

Parcel Number _____
 Lot _____

To All Mobile Home Owners:

We must have the following information on your mobile home for our records:

Please Print

Name of Ground Owner or Park Name: _____

New Owner (name on title), mailing address, and lot number of mobile home: _____

Date you moved the mobile home on lot or ground: _____

Current owner's phone number: _____ Previous owner: _____

Make of Mobile Home: _____

Serial Number: _____ Date Purchased: _____

Price: _____ Year: _____ Color: _____

According to title, Width: _____ x Length: _____

Please forward this information to the above address to the attention of Pat D. as soon as possible. Thank you.

Signature _____
 Date: _____

LEASE ADDENDUM

February 20, 2007

To All Residents of Imperial Mobile Home Community:

This letter is to advise you that effective April 1, 2007, the following will be added to your lease agreement:

EVICTON Notice to quit – Resident hereby waives the Notice to Quit requirements of the Pennsylvania Landlord and Tenant Act of 1951, as amended, 68 P.S. 250.101 et seq., and any other applicable law. This Lease shall itself constitute sufficient notice to quit the Premises without Landlord providing Resident any additional notice.

What this means to you: If you do not pay your rent by the first day of the month, we can immediately file a Landlord/Tenant Action against you, seeking possession of our land and payment in full, without sending you notice.

Should you have questions, please feel free to contact the office.

ATLANTIC REALTY MANAGEMENT, INC.

BY: ATLANTIC REALTY MANAGEMENT, INC.
 LANDLORD

BY: _____
 RESIDENT

BY: _____
 AGENT FOR LANDLORD

BY: _____
 RESIDENT

WITNESSED BY: _____

DATED: _____

