

MARINE CITY MOBILE HOME PARK LOT CONTRACT

2024

7401 E. Harbor Rd. Marblehead, Ohio 43440

Phone: (419) 740-5555 Fax: (419) 940-0070

Tenant's Name: _____ Lot Number: _____

Address: _____ City/State/Zip: _____

Home Phone: _____ Cell Phone: _____

Driver's License #: _____

Email Address: _____

This contract is entered into agreement between Marine City MHP (Park), and the tenant from January 1st, 2024 to December 31, 2024 pursuant to the following terms:

- 1. Tenant agrees to comply with all rules of Park (copy is provided & also located at the office) and not engage in activities anywhere on the property's that are in violation of City, State or Federal Laws.**
- 2. Tenant agrees that the Park shall not be liable at any time for loss, damage, personal injury of items, owner or other occasioned by fire, theft, vandalism, weather, water levels or any other casualty loss whatsoever. Mobile Home Owner must carry adequate insurance to cover loss or damage to Mobile or contents and for any personal injury or property damage.**
- 3. Every tenant must have a signed lease or be subject to removal and forbidden to be on properties.**
- 4. City Water is provided to Park for distribution from the Ottawa County Regional Water System. The Park will bill Tenant annually INCLUDED in lot rent. There is a \$100.00 annual minimum.**
- 5. Tenant is responsible for water lines & sewer lines from shut off valve to mobile home. Any mandatory work required by Federal, Ohio or County authorities for the Park, the Park reserves the right to assess park members for any work performed as permitted by Ohio Law.**
- 6. All home sales must be pre-approved and any lot rent owing or charges of any nature owing shall be paid and finalized before sale.**
- 7. If rent is not paid by the due dates, there will be a 5% assessed late fee penalty due on the full monthly amount that there remains an overdue balance. Whole rent is due January 1st, 2024 or There are 4 installments, the due dates will be February 1st, 2024, March 1st, 2024, April 1st, 2024 and May 1st, 2024. 1st Payment is due February 1st, 2024. You will be charged the 5% penalty addressed above after the fifth of each month. Late fees will not be negotiated as they may have been in the past. Marine City Mobile Home Park, LLC has the right to evict or not renew your lease for non-payment of rent, non-payment of other charges or repeated violations of Park rules. If your lease is not renewed,**

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you are responsible for removing your trailer from the lot it occupies and park properties in general within (30) days.

8. Full payment of the aforementioned lot rent and any related fees entitles you to the amenities listed below:

Swimming Pool

Playground, Park & Picnic Area w/BBQ Grills

Basketball Court

Dumpsters are provided from April 15-October 15; BAGS only. Dumpsters are provided for both Marine City Mobile Home Park and Marine City Marina. If you abuse this policy, you will be billed accordingly. Danbury Township has a cleanup 3 times a year and have brush clean up in the fall.

Annual Lot Fee/Assessment is \$4,395.00 unless you have an extra lot or rent increase from past due balances. There is a onetime MCYC fee of \$50.00 (new members) and a onetime application fee of \$200.00 (new members).

Payment Information: Please check your payment option and be sure to sign and date below. Your lease must be returned by January 1st, 2024. Make checks payable to, Marine City MHP LLC.

Please check which payment option:

_____ EARLY PAY option 1 \$4,295.00 if payed in full on or before DECEMBER 1st, 2023 (\$100.00 Water fee Included)

_____ \$4,495.00 due JANUARY 1st, 2024 (\$100.00 Water fee Included)

_____ 4 installments of \$1123.75 which are due: Feb 1st, 2024, March 1st, 2024, April 1st, 2024, & May 1st, 2024. (\$100.00 Water fee Included)

Please call if you decide to pay with a credit card. There will be a 3.50% assessed fee to any charge. There will be no exceptions to the credit card fee.

Signature of Titled Owner Only:

Date: _____