

# STONEGATE

## MOBILE HOME COMMUNITY

To all of our Residents,

We owe everyone a sincere apology. I am sorry the changes were not communicated as clearly as we would have liked. In our haste to publish the lease and rules to everyone, we neglected the courtesy of an explanation. This letter will better explain the details of many of the changes. After meeting with a few of our concerned residents I think both sides have a much better appreciation of the issues at hand.

There have been several revisions to the previous lease. All changes have been highlighted in yellow. You will find explanations below to cover any of the issues discussed previously. Our intent is to ease everyone's concerns and anxiety. My goal is for you to enter happy, and exit happy. I appreciate any feedback during this process and look forward to continuing to make Stonegate the best community possible for all of us.

Thanks,

Blake

### Explanation of Lease Items

**Leasing Period:** This leasing period is to get all residents on a standard student leasing period which is August to August. After this prorated leasing period each subsequent lease will be a full 12 months.

**Late Fee Structure:** A \$50.00 late fee will be applied to all accounts with unpaid balances after the 5<sup>th</sup> of each month. Payments are applied to the oldest balance first. If your are carrying a balance into the next month an additional late fee will be assessed.

**Increase in Rent During Lease Term:** We are allowed to increase rent once during the signed lease term. The If there is an increase in rent during the current lease term, you will be notified.

**Month-to-Month:** If a tenant fails to sign a lease and chooses to live month-to-month, an additional \$50.00 will be added to the current lot rent.

**Responsibility of Utility Lines:** Residents are responsible for all utility lines from the meter to the home. As an example, if a water line breaks on your side of the water meter the home owner is responsible for the repair.

**Sewage Lines:** The cost associated with the clean out is determined by whom caused the blockage. In situations where both parties have contributed to the blockage, a split of expenses will occur. As an example, if Q tips, "FLUSHABLE WIPES," or any other items other than toilet paper, the resident will be responsible for the cost of the clean out. If roots are found to be the cause of the blockage, property management will cover the expense.

**Sale of Home:** The community office must handle all sales transactions. Please notify us at the beginning of your final semester. Early notification allows Management to forecast the upcoming sales and best notify potential buyers. Once management has been notified of the intent to sell, we will conduct an inspection based off an inspection checklist. The inspection is based off of the community requirements and other factors related to lot size and elevation.

### **Explanation of Sales Inspection**

- **Age of home for sale**
- **Size of existing home and lot**
- **Condition of the following:**
  - **Roof**
  - **Siding**
  - **Skirting**
  - **Decks/steps**
  - **Landscaping**
- **Potential cost**
  - **Home upgrades needed**
  - **Lot upgrades required**
- **Demand for new homes vs. used homes**
- **Remaining life in existing home and systems(HVAC, etc.)**
- **Value of existing home as-is to be moved**
- **Value of replacement home after set-up**

### **Explanation of Community Guide Items**

**Pets:** Pets are welcome at Stonegate, however, there are certain provisions that should be met. Residents that are required to pay a deposit and approved fences are outlined below under "Explanation of Pet Addendum Items."

## Explanation of Pet Addendum

**Aggressive Breeds:** Aggressive breeds are those designated by insurance, **not** Property Management. If your current pet is an aggressive breed, as designated by insurance (listed on the Pet Addendum), you will be asked to complete the following steps in order for your pet to be approved to continue living in the community:

1. Pet interview with management
2. Documentation of up-to-date vaccinations
3. Documentation of coverage of your pet under your homeowners' or renters' insurance

**Pet Deposit:** There are different requirements for short-term renters and homeowners. The breakdown of deposits is below.

- Short-Term Renter
  - \$250 non-refundable deposit
- Homeowner
  - If your home **has an outdoor fenced area:**
    - \$250 refundable deposit
    - You are responsible for lawn care within the fenced area
    - Fence must follow approved guidelines detailed in Pet Addendum
    - Your deposit will be returned upon move-out as long as the grounds where the fencing was placed are restored to the state you received them
  - If your home **does not have an outdoor fenced area:**
    - No deposit required