

Litchfield Estates Mobile Home Park Lot Rental Agreement

This Lot Rental Agreement ("Agreement") is entered into by and between **Litchfield Estates MHP LLC** (hereinafter referred to as the "Landlord") and the undersigned individuals (hereinafter referred to as the "Tenants"). The Landlord agrees to lease to the Tenants the designated lot space described below, subject to the terms and conditions set forth in this Agreement. This agreement pertains solely to the rental of the lot space and does not include the rental, sale, or transfer of any mobile home situated on the lot.

Lot Address: [Lease.Unit.Address.Street1()]

Account Number: [AccountNumber()]

Lease Term: Month-to-Month starting on **March 1st, 2025**

Monthly Lot Rent: \$660.00, due on the 1st of each month; late fees apply after the 7th.

Tenant(s): [ContactList("Owner Occupant")]

Mailing Address: _____

Additional Occupants 18 & Older:

Name: _____ **Date of Birth:** _____

Phone Number: _____ **Email:** _____

Additional Notes: _____

Name: _____ **Date of Birth:** _____

Phone Number: _____ **Email:** _____

Additional Notes: _____

Additional Occupants Below 18:

Name: _____ **Date of Birth:** _____

Name: _____ **Date of Birth:** _____

Name: _____ **Date of Birth:** _____

1. Rent Payment and Late Fees

Rent for the lot is due on the 1st of each month and must be paid by the 7th through the online resident portal provided by Litchfield Estates. Payments not received by the 7th will be considered overdue and will incur a \$75 late fee. Returned payments, including checks that are declined or reversed, will incur a \$50 fee. If rent is not paid by the 10th, legal proceedings, including eviction, may begin. Tenants are responsible for ensuring timely payments through the portal and should verify successful payment to avoid late fees or other penalties.

2. Additional Rent

Additional charges, such as fines, utility reimbursements, or damage fees, are considered additional rent and are due with the next rent payment. Non-payment of additional rent will be treated as non-payment of rent, subject to the same late fees and collection actions.

3. Utilities

Tenants are responsible for all utility payments, including electric, gas, water and sewer and must keep utilities active throughout the lease term. Utility responsibilities and service requirements are further detailed in the Community Rules and Regulations.

4. Pets

Refer to the Community Rules and Regulations to find all rules and requirements related to pet ownership, pet fees, breed restrictions, and behavior expectations.

5. Occupancy and Use

The lot is for the placement of a private residential mobile home as specified in the Community Rules and Regulations. Occupancy of the lot is limited to the individuals listed in the lease agreement, and guests are subject to restrictions detailed in the rules. Commercial activities, subletting, or unauthorized occupants are prohibited and may result in lease termination. Occupancy of the lot shall be limited to the mobile home described herein.

6. Maintenance and Alterations

Tenants are responsible for maintaining their lot in accordance with the Community Rules and Regulations. All modifications, additions, or exterior changes require prior written approval from management. Failure to maintain the lot or unauthorized alterations may result in fees or lease termination.

7. Right to Access Lot

The Landlord reserves the right to access the lot at reasonable times for inspections, maintenance, repairs, or improvements related to the lot, utilities, or common areas, as outlined in the Community Rules and Regulations. Notice will be provided whenever possible, except in emergencies where immediate access is necessary to address safety or utility concerns. The Landlord does not have the right to enter the mobile home itself, as it is considered private property of the Tenant. However, tenants are expected to maintain their homes and comply with all safety and maintenance standards as detailed in the Community Rules and Regulations.

8. Termination

Either party may terminate the lease with 30 days' written notice. Grounds for Landlord termination include, but are not limited to, non-payment of rent, violations of community rules,

disruptive behavior, or illegal activities. All terminations will comply with New Hampshire state laws regarding mobile home parks.

9. Default and Remedies

Tenant defaults include non-payment, rule violations, illegal activities, and other breaches of this lease. Remedies include lease termination, eviction, and pursuing damages. Legal costs incurred by the Landlord to enforce the lease, including attorney fees, will be charged to the Tenant.

10. Insurance Requirements

Tenants are required to maintain renter's or personal liability insurance during the lease term, as detailed in the Community Rules and Regulations. Proof of insurance must be provided to the Landlord, who may require the Tenant to name the Landlord as an additional insured.

11. Abandonment

Abandonment occurs if Tenant vacates the lot without notice and rent remains unpaid. The Landlord may take possession, remove personal property, and recover costs as allowed by New Hampshire state laws regarding mobile home parks.

12. Conduct and Community Behavior

Tenants and their guests must adhere to all conduct and community behavior standards set forth in the Community Rules and Regulations. Violations of noise, conduct, alcohol, drug, or guest policies can result in penalties, fines, or eviction.

13. Dispute Resolution

Disputes will first be resolved through mediation. If unresolved, binding arbitration or legal action may be pursued, with the prevailing party entitled to recover legal fees.

14. Legal Fees and Modifications

Tenants will be responsible for any legal fees incurred by the Landlord to enforce lease terms. Modifications to this lease must be in writing and signed by both parties. Landlord may amend community rules per state law with proper notice.

15. Entire Agreement

This lease, including any attachments and referenced Community Rules and Regulations, constitutes the entire agreement. Any prior agreements are superseded. Changes must be documented in writing and signed by both parties.

16. Notice

Notices will be effective when delivered in person or mailed to the address provided. Tenants must notify Landlord of any address changes in writing.

Landlord: Litchfield Estates MHP LLC
385 6th Street
Dover, NH 03820

17. Acknowledgment of Rules and Regulations

By signing below, the Tenant hereby acknowledges that he/she has received and read in its entirety, the park rules and regulations as well as the lot rental agreement and that he/she will comply with all park rules. The Homeowner specifically acknowledges having read and understood the provisions.

Notice is hereby given that the cost of any attorney's fees or cost of collection necessary to collect rent or to enforce compliance with any of these rules and regulations will be the responsibility of the homeowner.

Any circumstance or situation not specifically covered by these rules and regulations shall be decided at the sole discretion of the park management and shall be complied with within sixty (60) days of written notice.

Tenant: _____ Date: _____

Tenant: _____ Date: _____

Landlord/Agent: _____ Date: _____