

STATEMENT OF POLICY
OF
EDGEWOOD ESTATES

1. LOCATION AND SIZE OF SPACE

The location and size of spaces vary. The management will show each resident their area of responsibility. Spaces generally run from carport to carport.

2. FACILITY CLASSIFICATION

The federal fair-housing age classification of this community is “family community allowing residents of all ages”. Our policy in applying this Classification is:

Our occupancy limit is (2) persons per bedroom. We reserve the right to apply different age or occupancy limits to subsequent buyers of your home. We cannot promise to keep this age classification forever. It could change to another classification without your consent.

3. CURRENT ZONING

The current zoning affecting the use of the rented space is RS6.5. Permitting uses includes Mobile Home Park / Single Family Dwellings:

The zoning authority for this community is Albany Planning Commission. The pending zoning action which could impact the community’s zoning of which the owner is aware:

None, but this could change. Landlord reserves the right to change this policy and accepts no responsibility for Government Mandated Improvements of programs.

4. RENTED ADJUSTMENT POLICY

Under current state law the landlord may increase your rent with 90 days written notice. State law does not limit the amount or the frequency of rent increases, but you must be given the opportunity to meet with management to discuss any increase.

Except for government mandated charges, our rents are adjusted only once each year with 90 days notice to you.

RENT INCREASES SHALL BE DETERMINED BY REFERENCES TO INCREASED OPERATING COSTS, PREVAILING MARKET RENTS, PREVAILING ECONOMIC CONDITIONS, INCLUDING THE COST OF FUNDS TO THE LANDLORD, AND REPAIR OR IMPROVEMENT COSTS. WE DO RESERVE THE RIGHT TO CHANGE THIS POLICY ON 12 MONTHS NOTICE.

We also charge you certain fees and pass through charges, some of which are voluntary and some mandatory. Fees and charges may be increased with 90 day written notice, in accordance with Oregon law.

Mandatory Fees

- * Late Rent \$ 30.00
- * Returned check \$ 50.00
- * Pet Fee (per pet) \$ 100.00
- * Amenities (repairs as needed) \$ 25.00/hr
- * Landscaping (maintenance by park) \$ 25.00/hr

Voluntary Fees

- * RV Storage \$25.00/monthly

Many financial consultants advise consumers to keep the total of rent, utility and mobile home Mortgage payments below 30% of take-home pay or income. This can be important if your income is fixed but your rent increases over time. Please understand that we want you as a Tenant if you can afford to live here. We don't want to create financial problems for you or us. So we share these facts with you.

5. PERSONAL PROPERTY, SERVICE AND FACILITIES PROVIDED BY LANDLORD

In addition to the service necessary to maintain the facility in a habitable condition, the Landlord will provide the following for the use of residents in accordance with community Rules:

- * RV Storage Rental
- * In Park Fire Hydrants
- * Streets and Lights
- * Common Areas
- * Guest Parking

We reserve the right to alter, relocate or eliminate the RV storage area.

We must ask you to be responsible for the security of your home and possessions and report any security problems to police.

Our policy on landscaping maintenance is: You maintain your space, we maintain common areas.

6. UTILITIES AND SERVICES AND PAYMENT RESPONSIBILITY

| | PAYMENT BY: | | FURNISHED BY: | WHO CONTACTS PROVIDOR: | NOTICE NEEDED: |
|-----------------|-------------|----------|-------------------|------------------------|----------------|
| | TENANT | LANDLORD | | | |
| Water | x | | City of Albany | Landlord | None |
| Sewer | x | | City of Albany | Landlord | None |
| Garbage | | x | Albany Sanitation | Tenant | 1 week |
| Cable TV(Basic) | | x | Comcast | Tenant | 2 weeks |
| Electricity | x | | P.P. & L. | Tenant | 1 week |
| Natural Gas * | x | | Northwest Natural | Tenant | 2 weeks * |
| Phone | x | | Comcast | Tenant | 2 weeks |
| Garbage Cans | x | | Tenants | N/A | N/A |

* Where applicable

Changes to Utilities and Other Service:

We must reserve the right to change these utility arrangements, including the billing procedures, with reasonable notice to you. Nonessential utilities, such as cable TV, could be discontinued if no provider were available.

7. RENTAL AGREEMENT TERMINATION POLICY

Under current state law, your tenancy may terminate for cause as specified by law, which includes among other causes the failure to pay rent and violation of community rules of your rental agreement. It may also terminate or upon expiration of your rental agreement term.

The tenancy offered is month to month and may terminate for causes or upon closure of the community, as provided in the Rental Agreement.

Since your tenancy could go on forever, we must reserve the right to change certain policies, including our fair housing age classification, rent policy and the other policies discussed in this document where we reserve the right to make changes.

Your rental agreement is not assumable by the byer of your home. We require buyers of your home to get our approval before they buy, to meet our new tenant criteria at that time and to sign the rental agreement and rules we are then using, all of which may be different from current ones. Homes may stay in the community as long as they comply with state and local codes and our maintenance rules.

8. COMMUNITY CLOSURE POLICY

Under current state law, all or part of the community may be closed with 365 days notice and the landlord has no further obligations to tenants. The community may be closed with notice of 180 to 364 days if the landlord finds you another space and pays your moving expenses. Low income tenants can get a tax credit for moving costs.

We have no plans at this time to stop operating this community. While we offer no contractual protections against future closure and reserve the right to close all or part of the community, we do agree to give you no less than 180 days notice of closing to allow you time to make plans. If we should close, we cannot provide you any help in moving and will have to pay these costs yourself. Read the above section on zoning.

9. POLICY REGARDING SALE OF THE COMMUNITY

Under current state law, the owner may sell the community to anyone and you have no special priority ("right of first refusal") to buy it. A buyer may raise the rent with 90 days notice unless your Rental Agreement provides otherwise. The owner may be obligated to notify a tenant association of a possible sale and to negotiate with a tenant association. We cannot offer our tenants any special priority ("right of first refusal") to buy the community, but we will comply with state law in effect on the date of your rental agreement.

10. LANDSCAPE & TREE MAINTENANCE:

Our policy on landscape & tree maintenance is as follows:

* Tenant is responsible to maintain and clean their space, including but not limited to, maintenance of all trees, shrubbery and landscaping within the boundaries of their space, whether planted by tenant or others. Maintenance shall include, but not be limited to: watering, spraying (fertilizer, pesticide, herbicide, etc.), mowing, raking, weeding, leaf & needle removal,

edging, trimming, limb removal, and diseased or dead tree removal. Tenant is responsible for properly disposing of all landscaping debris, including all trimmings and leaves & pine cones/needles. The cost of said maintenance shall be the sole responsibility of the Tenant. You maintain your space, we maintain the common areas. Any substantial improvements that you intend to make to your space, including but not limited to landscaping, must first receive written approval of management. Upon termination of your tenancy, the space must be left in substantially the same condition as it was upon commencement. Tenant shall be solely responsible for all damage to the space occasioned upon removal of the dwelling unit. All plantings or other landscaping placed upon the space, whether by the landlord or tenant, shall become the property of the landlord upon termination of the tenancy, unless the parties agree otherwise in writing prior to such termination.

* In general and except as expressly provided to the contrary in the Rental Agreement or Community Rules and Regulations, each tenant is responsible for the maintenance and repair of his or her mobile home, mobile home lot and all improvements thereon (including landscaping).

Our policy on trees is as follows:

* Any tree(s) which is intended to be planted on the Tenant's space must first have a written request submitted to Landlord outlining the type, species, characteristics, height at maturity and specific location diagramed on a plot plan which must be approved in writing prior to installation of any tree(s).

* Except for trees with aggressive or shallow root systems, trees that reach a height of less than 15 feet at maturity will generally, but not necessarily, be allowed to be planted on Tenant's space in the community. Trees exceeding this height at maturity will generally not be allowed.

Trees:

* Trees which, in the sole opinion of Landlord, are anticipated to have root systems which may potentially compromise the utility lines housed underground, curbing, sidewalks, driveways and/or streets will not be allowed to be planted or to otherwise remain on Tenant's space.

* Failure to receive written approval from Landlord or misrepresentation by the Tenant, whether intentional or unintentional, concerning the type, species, characteristics, height at maturity and specific location of tree(s) to be planted and/or failure to comply with any portion of this Tree Policy shall be grounds for immediate removal of such tree(s) at Tenant's sole expense and/or termination of tenancy. This applies at any time during the lifespan of said nonconforming tree(s).

* Tenant shall take any and all reasonable steps to properly care for any tree on Tenant's space, whether planted previously or by Tenant, to ensure it does not grow or deteriorate to the point of presenting a future safety risk to Tenant's or other's person or property. The Community may have specific Rules & Regulations regarding maintenance of existing trees. Please refer to the Community Rules and Regulations for details.

* Landlord reserves the right, but is not obligated, to remove any tree which Tenant fails to properly maintain and/or remove or otherwise cease from planting and to charge the Tenant for

all costs associated with such trimming or removal except for that which is not permitted according to Oregon Law ORS 90.727.

11. THE FOLLOWING ATTACHMENTS ARE EXHIBITS TO THIS DOCUMENT:

- (X) Rental Agreement
- (X) Rules and Regulations
- (X) Park Layout & Space Dimension

12. OTHER IMPORTANT INFORMATION:

Amendment of Community Rules:

Please read Rental Agreement, #8, on amendment of Community Rules. Just like a condominium our rules can be amended without your consent in compliance with Oregon law.

Legal Advice and Cancellation by You of Rental Agreement:

You have the right to seek legal advice. We recommend you show this Statement of Policy and all Exhibits to an attorney and get advice on your rights and responsibilities under these documents, as well as the risks you are assuming, before you sign a Rental Agreement with us. Once you sign the agreement, we will allow you to cancel it by written notice to us for a period of 5 days or until occupancy in the community, whichever first occurs. After that, it is binding on you.

Amendments:

This Statement of Policy is not a contract. It contains in summary form the landlord’s representation of the park policies in effect as of this date. It is subject to landlord’s reserved rights to amend or change these policies, as stated herein. These policies are fully contained in the rental agreement and/or community rules, which are a binding legal contract for the term thereof and any renewals.

We reserve the right to amend this Statement of Policy and its exhibits from time to time: (a) for future tenants, (b) for present and future tenants to exercise the rights reserved herein, and (c) to comply with changes in federal, state and local law.

Effective Date

This Statement of Policy is effective from 8/5/2016 until superseded.

Applicant or tenant acknowledges receipt of this Statement of Policy and Exhibits by signing here or by signing a separate receipt.

Signature Date

Signature Date

Signature Date

Signature Date