

ADDENDUM
RIDGEWOOD & SUNRISE STATEMENT OF POLICY
Other Important Information

1. **Rental Agreement** You must sign a rental agreement, and be the owner of the mobile home before occupying the home/space. The registered owner on the title must reside in the mobile home. Under no circumstances may all or part of the mobile home be rented or leased to another person.
2. **Pet Agreement** Should you wish to have a pet, the pet must comply with the park Rules and Regulations and you must sign a Pet Agreement.
3. **Rent Adjustments** Except for government mandated charges; our rents are usually adjusted only once per year with 90 days written notice to you. Rent increases shall be determined by reference to cost to maintain the park, improvement costs, or any other cost related to the operation of the park such as accounting, administrative, legal and management fees, increased taxes, and assessments, annual cost of living adjustments, a fair return on the owner's investment, and prevailing market rents. We reserve the right to change our rent policy. In the event this policy changes, you will be given 90 days written notice.
4. **Moving into or out of the Park** All costs of moving a home into or out of the park and any resulting damage to the park from this process are solely your responsibility. Please read the park Rules and Regulations to fully understand the park Rules and Regulations regarding moving a home into the park.
5. **Amendment of Park Rules** Please read Rental Agreement on amendment of park rules. Just like a condominium, our rules can be amended without your consent.
6. **Legal Advice and Rental Agreement Cancellation** You have the right to seek legal advice. We recommend you show this Statement of Policy and all Amendments and 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 park, whichever first occurs. After that, it is binding on you.
7. **Amendments** This statement of policy is not a contract. It contains in summary form the landlord's representations of park policies in effect as of this date. It is subject to the landlord's rights to amend or change these policies, as stated herein. These policies are fully contained in the rental agreement and/or the park 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 amendments or 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.

TENANT(S) _____ DATE: _____

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