

4100606

Salmon River Mobile Village
2370 Salmon River Highway
Otis, Oregon 97368
541-994-3893

MONTHLY RENTAL AGREEMENT

The rental agreement between the owners of Salmon River mobile Village and the renters of Salmon River Mobile Village include the following provisions:

1. The spaces for rent at Salmon River Mobile Village are approximately 100 by 50 feet.
2. Salmon River Mobile Village abides by the federal fair-housing regulations.
3. Rent is due on the first of each month. No adjustments in rent will be made if renters remove their mobile home before the end of a month.
4. Water and garbage service of one can per week is included in the monthly rent.
5. Other utilities of heat, light, and TV cable are the responsibility of the renter. Coin operated laundry facilities are available.
6. Upkeep of storage sheds and carports are the responsibility of the renter. The landlord will remove the storage shed and car port at the request of the renter.
7. Pets shall be kept under control of their owners at all times, either on a leash or kept within a pen or inside their mobile home. The tenant agrees to properly dispose of pet waste. No more than one dog per rental space will be permitted.
8. Renters and their visitors will observe the posted speed limit within the mobile home park. Failure to control renters' or their visitors' driving speed or noise emissions will be grounds for eviction.
9. No business providing goods or services for cash or barter will be permitted to operate from the mobile home.
10. The owner(s) of the mobile home will not be permitted to sublet or permit use by anyone other than the owner(s). The landlord may demand proof of ownership of the mobile home.
11. If the mobile home is sold, the subsequent buyer from that owner will be required to remove the unit from the park within 30 days or bring the condition of the unit to the current mobile home standards of 1996.
12. Visits of house guests whose visit will exceed 2 weeks in a a calendar year must be approved by the landlord.
13. Renters will exhibit courtesy to other renters regarding noise level of selves or guests, use of available parking, use of laundry facilities, and general upkeep of individual spaces.
14. Current rent is \$175, with a credit of \$25 per month granted to tenants whose full payment is made by 5:00 p.m. on the 5th of the month that the rent is due. A 90 day notice will be given for any changes in rent.
15. No devices will be used in connection with the water supply so as to cause water to back flow into the system used by others.

In case of emergency, the landlord may contact the following parties: Name, Address, Phone)

I (WE) HAVE READ AND AGREE TO THE TERMS AND CONDITIONS OF THIS RENTAL AGREEMENT. FAILURE TO ABIDE BY ANY PART OF THIS AGREEMENT WILL BE GROUNDS FOR EVICTION.

Tenant _____ Date _____

Tenant _____ Other persons in residence: _____

License Plate Numbers of Vehicle #1 _____ #2 _____

Landlord _____ Date _____