

MONTHLY RENTAL AGREEMENT – CAMPTOWN OF SHOW LOW, LLC
1221 WEST MC NEIL – SHOW LOW – ARIZONA – 85901
928-537-2578

THIS AGREEMENT is entered into between _____ Camptown of Show Low, LLC, (LANDLORD) and _____, (TENANT (S)), effective this _____ day of _____ 20_____.

LANDLORDS OBLIGATIONS – The Landlord Shall – Comply with requirements of all applicable City, County, & State Codes, materially, if effecting the health & safety of the Tenant. Make all repairs and do what is necessary to put and keep the premises in a fit and habitable condition. Keep all communal areas of the premises in a clean and safe condition. Maintain electrical, sanitary and public facilities supplied to the Tenant by Landlord in good, safe working order and condition. Provide for the removal of garbage, rubbish, and other waste incidental to the occupancy of the Mobile Home Park. Furnish outlets for electric, water and sewage service, including furnishing prospective Tenant with information concerning the type, size and power rating of electrical, water and sewer connections.

THIS RENTAL AGREEMENT IS FOR SPACE # _____ @ Camptown Mobile Home Park.

Tenants agree that they will have only _____ Adults living in the Mobile Home.

RENT – The amount of rent Tenant agrees to pay is \$ _____, per month. Prorated this month at \$ _____. Full monthly rent is due on the first day of each month thereafter. If rent is not paid on or before the 5th day of the month, a fee of \$5.00 per day late charge assessed and due beginning the 6th day of the month, and each day thereafter. Administration Fee is \$355.00 non-refundable. Deposit is in the amount of \$ _____ and is refundable if unit is left clean and in showable condition. Pet deposits are not refundable. This Lease does not include utilities other than water, sewer and garbage.

The Landlord hereby reserves the right to raise the rent immediately to cover any increases in actual costs in insurance, tax rates, and/or utilities, upon showing Tenant the increased costs. Tenant may not terminate the Rental Agreement for any rent changes as set forth above.

TERM – This rental Agreement is for _____ month-to-month or One-year (circle one) tenancy. If a one-year term, after the anniversary date, the Tenant shall be on a month-to-month basis thereafter unless or until another rental Agreement is entered into. Tenant agrees to notice Landlord with at least 30 days written notice of their intent to leave or move their mobile home from the Park, if notice is not given Tenant is obligated for an additional month's rent.

The Tenant agrees that the only pet(s), Tenant has residing with them is _____
Named _____, which will be accepted by the Landlord, subject to the Rules and Regulations' of this Park and Show Low City Code. Non-Refundable Pet Deposit is \$ _____.

THE PARK MANAGER – Katelyn Salas - She (They) is (are) authorized to manage Park/Tenant issues including collection of rents, repairs, maintenance, contractors, utilities, and park services, The Tenant will be notified of any changes of managers/agents at the time such change occurs.

CABLE BOX: A cable box will be issued to you. The cost of this box is \$100.00. If at the end of your tenancy or you have damaged it in any way you will be responsible for the \$100.00 and it must be paid within 10 days from being damaged. If a notice of termination of tenancy has been given the \$100.00 is due immediately.
Cable Box Number: _____

MONTHLY RENTAL AGREEMENT – CAMPTOWN OF SHOW LOW, LLC

RULES and REGULATIONS – Incorporated into this Rental Agreement are the Camptown of Show Low, LLC Mobile Home Park Rules and Regulations and all amendments’ that may be made thereto. The Rules and Regulations are part of this Rental Agreement and the parties agree to abide by same. The Rules and Regulations may be amended, and all amendments shall be in effect upon a 30 days’ notice after the revised Rules and Regulations are provided to Tenant. The current Rules and Regulations are dated November 2017.

The Tenant, by its’ signature below, hereby agrees to and acknowledges receipt of, the following copies Camptown of Show Low, LLC Mobile Home Park Rules and Regulations, Crime Free Lease Addendum and Arizona Landlord/Tenant Act by Landlord. Additional copies of these are available from the Park Manager upon request. Once Agreement is fully executed Tenant will receive a copy by certified mail at their leased space.

ATTORNEYS FEES – Should either party bring a legal action to enforce any terms of this Agreement, the prevailing party shall be entitled to its attorney’s fees and costs. If any part of this agreement is found to be unenforceable for any reason, the remainder of the provision and of the entire agreement will be severable and remain in effect.

NOTICES – All notices to the Tenant shall be given to the Tenant at the space being leased as set forth herein by first class mail or hand delivery. All notices to the Park Manager shall be in writing by hand delivery or certified mail, all hand deliveries must take place during business hours at the Park Office. Legal notices shall be certified mail at main office.

STATEMENT OF POLICY – Rent charges are based upon the number of tenants utilizing the mobile home. There is no right of first refusal on the sale of the mobile home park given to Tenants. There is a size and age requirement of the mobile home, and the mobile home may be set at ground or above ground level. There are no specific improvements required as a condition of Tenancy; however, Tenants are solely responsible to all local City and/or County Codes to such conditions of their mobile home.

Tenant Signature:

Tenant Signature:

Print Name

Print Name

Park Manager’s:

Owner: Camptown of Show Low, LLC

Park Office: 1221 W McNeil, Show Low, AZ 85901 Phone: 928-537-2578
www.camptownofshowlow.com
“Management” is Camptown of Show Low, LLC
Main Office: P O Box 716, Vista, CA 92085 Phone: 760-224-4824