

Rent Increase - Effective December 31, 2020
Effective now for new leases
January 2021 payment must be for the new amount
October 2020 Newsletter on reverse

2021 Rent Schedule

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**You may take up to a \$ 20.00 DISCOUNT (at the time of payment) IF THE RENT IS PAID ON OR BEFORE THE 5TH OF THE MONTH AND THERE ARE NO OUTSTANDING CHARGES OR VIOLATIONS. THE DISCOUNT IS AT THE DISCRETION OF MANAGEMENT AND CAN BE DISCONTINUED AT ANY TIME.**

**BASIC RENT - NUMBER OF PERSONS (each person must be authorized)**  
**0 \*            1            2            3            4**

**WITH PAID ENTRANCE FEE AND OWNER OCCUPIED (BASIC RENT)**

|                          |            |            |            |            |            |
|--------------------------|------------|------------|------------|------------|------------|
| <b>Standard Site</b>     | <b>360</b> | <b>405</b> | <b>450</b> | <b>495</b> | <b>540</b> |
| <b>Deluxe Site</b>       | <b>395</b> | <b>440</b> | <b>485</b> | <b>530</b> | <b>575</b> |
| <b>Super Deluxe Site</b> | <b>420</b> | <b>465</b> | <b>510</b> | <b>555</b> | <b>600</b> |

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A maximum of 1 non-immediate family occupant may be permitted if 1 tenant/homeowner is the only other person in residence, subject to an approved application for residency. Immediate family includes and is limited to the spouse and/or children of the tenant.

In violation of the: lease agreement, rent schedule or rules. Non-owner occupied, non-approved guest or occupant, non-immediate family occupant and or number of occupants or occupants different from the lease agreement or high risk rate, excessive septic tank usage + \$100 per month each

Site with cement pad underneath home..... + \$10 per month + BASIC RENT

Entrance fee for homes sold and remaining in the community = 2 times the monthly rent of the new tenant. All entrance fees are non-refundable. All new leaseholders must pay an entrance fee. Current tenants must give management a 45-day notice and pay rent by bank check to the end of the 45 day notice to terminate the lease and remove the home.

*** 0 OCCUPANCY: is achieved only when the home has been de-activated and winterized by a properly licensed service person (approved by Linnhaven and written receipt required) and nobody has been at the address for the ENTIRE month.**

SCHEDULE OF CHARGES

Unregistered Occupant or guest or visitor or other.....	\$ 200 + back rent
Application for Residency (credit, reference, criminal etc. check)	\$ 20 min.
Labor Rate (per person during office hours only- 2 x for after hours)	\$ 60 / hr \$ 30 min.
Cleanup of trash, recyclables, messy site, site maintenance or mowing, etc...	\$ 60 / hr \$ 30 min.
Guest rate per person (please review the Rules section 7.7).....	\$ 5 /per day
Christmas tree disposal (after Jan. 7 - we automatically dispose of it)	\$ 25
Returned Check (results in loss of discount and delinquent rent correspondence)	\$ 30
CORRESPONDENCE TO TENANT - RE: VIOLATION OF RULE	\$ 25 min.

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