

Woody Mountain Court
A Residential Community
Rental Agreement

Woody Mountain Court

Rental Agreement

Effective November 1, 2021

Name: _____
 First Middle Last

Address: _____

This rental agreement, dated and effective this _____ day of _____, 20____ is made and entered into by and between **Greil Enterprises, L.L.P.**, hereinafter referred to as the "Landlord", "Management", or "Park Management" and _____, hereinafter referred to as the "Tenant(s)", for a Manufactured Home Lot, (number _____), located at the following address, _____, in the manufactured home park known as **Woody Mountain Court**.

I - SCOPE

1.1 Landlord does hereby rent the Manufactured Home Lot, listed above, and adjoining limited common areas for use as a site upon which an approved, **owner occupied** manufactured home may be located and occupied by _____ persons as listed below, as a single family residence:

NAME	S.S.#	DATE APPROVED		BY LANDLORD:
		ADULT	CHILD	
_____	_____	()	()	_____
_____	_____	()	()	_____
_____	_____	()	()	_____
_____	_____	()	()	_____

Tenant Phone Number: _____

Manufactured Home:

Make: _____ Model: _____ Year: _____ Date approved by Landlord : _____

1.2 All manufactured homes shall be owner occupied.

1.3 Tenant **must** provide to Landlord current and up dated proof of:

- Complete title of Manufactured Home
- Valid home insurance (see section XXI)
- Automobile registration and insurance for all vehicles listed

II - DEFINITIONS

- 2.1 **“LANDLORD”, “MANAGEMENT”, or “PARK MANAGEMENT”** shall mean Greil Enterprises, L.L.P., and those employees designated and authorized to act on behalf of Greil Enterprises, L.L.P. in the best interests of Greil Enterprises, L.L.P.
- 2.2 **“Woody Mountain Court”, “PARK” or “COMMUNITY”** shall mean the area that is defined by the physical characteristics occurring within, (including all common areas, right-of-ways, easements and facilities) the geographical boundary of the park.
- 2.3 **“OWNER”** shall mean the current **Woody Mountain Court** owner or any subsequent purchaser, lessor, or sub-lessor.
- 2.4 **“TENANT(S)”** shall mean that person(s) listed **AND** approved by the Park Management in paragraph 1.1 of the rental agreement and shall include no other person unless approved in writing by the Park Management after satisfactorily complying with all of the requirements to become a Tenant at **Woody Mountain Court**. No other person(s) is entitled under the rental agreement to occupy the manufactured home lot.
- 2.5 **“RENT”** shall mean all payments Tenant is to make to the Landlord under the rental agreement, which includes, but is not limited to: lot rent; late charges; reprocessing fees; costs relating to the enforcement of this rental agreement and attorney’s fees as provided for by law.
- 2.6 **“RENTAL AGREEMENT”** shall mean the **Woody Mountain Court** Rental Agreement dated and effective _____, _____ of 20____, the applicable provisions of the Montana Residential Landlord and Tenant Act of 1977 and any other subsequent rules and attachments adopted in writing by the Landlord.
- 2.7 **“MANUFACTURED HOME OWNER”** shall mean the owner of the manufactured home listed under paragraph 1.1 and listed as an individual under paragraph 1.1 as entitled to occupy the Manufactured Home Lot.
- 2.8 **“C&R’s”** is an abbreviation for the **Conditions, Rules, Regulations, and Restrictions** document that is attached to and is part and parcel of this Rental Agreement.
- 2.9 **“MANUFACTURED HOME LOT” or “LOT”** shall mean the assigned space at **Woody Mountain Court**, consistent with the site plan attached as Exhibit “A”.

III - TENANCY DURATION

- 3.1 **Rental Term:** The rental term shall begin on the 1st of the month of _____, 20____, and continue on a **month-to-month rental basis** until termination of the tenancy, as is set forth within the terms of this agreement and in conformance with Montana law. The final month's rent shall not be prorated.
- 3.2 **Security Deposit:** Tenant shall pay, concurrent with the signing of this agreement a security deposit of **\$1000.00 (One Thousand Dollars)**. Landlord is not required to pay interest on security deposit. Security deposit shall not be considered or used for the last month's rent **by tenant**. Landlord may use there from such amounts as are reasonably necessary to remedy Tenant's defaults in the payment of rent, to repair damages to the premises caused by Tenant, their guests and invitees, exclusive of ordinary wear and tear, or to clean the lot, if necessary, upon termination of tenancy. If the security deposit is insufficient to cure all defaults specified above and Tenant does not otherwise cure such defaults, Landlord may proceed with collection of such deficiency using any lawful means.
- 3.3 **Pet Deposit:** If tenant desires to have a pet, as described in Article V of the Conditions, Rules, Regulations, and Restrictions (C&R's) which are considered attached to and part and parcel of this Rental Agreement, a Pet Deposit, for each pet, of **\$20.00, (Twenty Dollars)**, is required. Pets do not include fish, or small birds provided these animals are carefully contained. Pets do include (Check one) (___) **cat** or (___) **dog**. The Pet Deposit is refundable when the pet no longer resides within the court, less any amounts required to compensate the court for damages to the court caused by the pet.

IV - RENT

- 4.1 **Base Rent** for the manufactured home lot shall be in the amount of \$ 700.00, (seven hundred and no/100 Dollars).
- 4.2 **Prorated Rent** is due prior to occupancy, in the event that tenancy does not begin on the first day of the month.
- 4.3 **Pet Charge:** A **\$5.00, (Five Dollar)**, per month charge is applied to the rent for any manufactured home with a pet (as defined in 3.3 above). Please note: Per the Rental Agreement, each manufactured home is limited to two (2) pets.
- 4.4 **Base rent along with any pet charges, herein referred to as "rent" is due** to the landlord in full without demand or notice by 5:00 p.m. on the **third day of the month** payable to the order of "***Greil Entrprises, L.L.P.***" Payments will be made using the **Automated Clearing House (ACH)** system that will be set up upon mutual acceptance of this rental agreement between both parties.

- 4.5 If the third day of the month is a Saturday, Sunday or holiday, rent is due in full by 5:00 p.m. on the immediately preceding business day **before** the weekend or holiday. Rent is considered late at 5:01 p.m. on the third day of each month.
- 4.6 Late rent will not be accepted without penalty. All late rents, including late fees, can only be made using a check, cashier's check, or money order and must be made payable to the order of "***Greil Enterprises, LLP.***" And delivered to **6205 Pine Grove Lane, Missoula, MT 59802.**
- 4.7 After 5:00 p.m. on the third day of the month, a late rent charge of \$25.00 will be assessed, and late rent will not be accepted without full payment of the base rent plus the \$25.00 late fee.
- 4.8 From and after the fourth day of the month, an additional late fee of \$10.00 per day will be charged for each day rent is late, in addition to the \$25.00 late fee set forth in paragraph 4.7.
- 4.9 All late fees shall be deemed additional rent for the rental month and must accompany the rent payment. **Partial payment of late rent and accrued late fees will not be accepted.** Base rent, including all additional fines and/or charges must be paid in full each month.
- 4.10 **FAILURE TO PAY RENT IN FULL BEFORE 5:00 P.M. ON THE THIRD DAY OF THE MONTH MAY RESULT IN THE ISSUANCE OF A SEVEN (7) DAY NOTICE TO THE TENANT OF THE LANDLORD'S INTENTION TO TERMINATE THE RENTAL AGREEMENT IF ALL DELINQUENT RENT IS NOT PAID.**
- 4.11 If a personal check is returned for any reason, a **\$20.00 non-sufficient funds (NSF) check charge** shall be paid by the Tenant in addition to late fees owed for failure to timely pay rent. Partial payment of rent after a check has been returned will not be accepted. The full amount of late rent, including the NSF late check charge and accrued late fees to date must be paid.
- 4.12 Upon the Tenant's check being returned, the Tenant's personal check may not thereafter be accepted. Future rent payments, by the Tenant, may be required to be either by cashier's check or money order.
- 4.13 All rental payments shall first be applied to the oldest outstanding debt owed by the Tenant, and the remainder to any amounts currently owed.
- 4.14 Changes in the base rent, and any changes payable as rent, shall be at the Landlord's sole discretion. Rent increases will take effect thirty (30) days after written notice is sent by the Landlord to the Tenant.

V - RESPONSIBILITIES

- 5.1 **Utilities and Services:** Tenant shall, in addition to the monthly rental, be responsible to pay for all public utilities supplied to the mobile home with the exception of garbage, water, and sewer which are furnished by the Landlord.
- 5.2 **General Responsibilities:** Tenant agrees:
- (a) To keep the rental lot in a clean and sanitary condition;
 - (b) To comply with all applicable federal, state and local laws, regulations, and ordinances pertaining to the rental lot and the manufactured home located thereon, and appurtenances, and to hold the Landlord harmless from all fines penalties, and costs for violations or noncompliance by Tenant with any laws requirements or regulations, and from all liability arising out of any violation or noncompliance;
 - (c) To properly dispose from the rental lot all garbage and all other waste in a clean and sanitary manner at reasonable and regular intervals, and to assume all costs of extermination and fumigation for infestation caused by Tenant.
 - (d) To immediately notify the Park Management of any damage to the rental lot or to the park caused by acts of neglect of the Tenant or the Tenant's guests. Unless otherwise agreed, Management may repair the damage and charge the Tenant for the repair. The Tenant agrees to pay the repair charge to the Landlord by the next monthly rental payment due date, or on terms mutually agreed in writing by the Landlord and the Tenant.
 - (e) To not intently or negligently destroy, deface, damage, impair, or remove any facilities, equipment, furniture, furnishings, fixtures, or appliances provided by the Landlord, or permit any member of Tenant's family, Tenant's guests, or any person under his/her control to do so; (f) To not permit a nuisance or commit waste.
- 5.3 **Conditions, Rules, Regulations, and Restrictions (C&Rs):** Tenant acknowledges receipt of a copy of the Park's Conditions, Rules, Regulations, and Restrictions (C&Rs), which he/she has read and signed, as an Addendum to this Rental Agreement. Tenant agrees to comply with the terms and conditions of this Addendum. Tenant further agrees that the Management may, upon thirty (30) days written notice, make changes or additions to the C&Rs stated herein, as deemed necessary for the best interests, of the Park and its Tenants.
- 5.4 **Improvements:** Tenant agrees not to make or permit any construction, alteration, additions, painting or improvements to the rental lot or to the exterior of Tenant's manufactured home without the prior written consent of the Management.

VI. Inspection and Acceptance of the Manufactured Home Lot:

- 6.1 Tenant affirms that he has checked the Manufacture Home Lot and accepts it in a good state of repair and in sanitary condition.
- 6.2 Tenant agrees to return the Manufactured Home Lot to Landlord in as good order, condition, and repair as when received, and free of all Tenant's personal property, trash and debris. Tenant acknowledges that no representations as to the condition or repair of the Manufactured Home Lot, or as to the Management's intentions with respect to any improvement, alteration, decoration or repair of the Manufactured Home Lot, have been made to the Tenant.

VII. Notices:

- 7.1 Landlord may give the Tenant notices by either hand delivery, or any form of United States mail addressed to the Tenant at the Manufactured Home Lot address or as otherwise provided by law.
- 7.2 Tenant may give the Landlord notices by either hand delivery, or any form of United States mail addressed to the Landlord at: **Greil Enterprises, L.L.P., P.O. Box 386, Milltown, MT 59851-0386.**

VIII. Subletting:

- 8.1 Subletting of the Lot is **PROHIBITED**. Tenant shall not transfer possession of the Manufactured Home Lot in any fashion whatsoever, whether by lease, sublease, rent or loan.

IX. Use, Occupancy and Commercial Activities:

- 9.1 The Tenant shall use the Manufactured Home Lot only as designated in the site plan, and only as a single-family residence.
- 9.2 Roommates of Tenant shall be registered at the Management's office and approved by the Management **prior** to moving in a Tenant's Manufactured Home. Management reserves the right to charge a reasonable fee for additional Tenants.
- 9.3 The Manufactured Home Lots are not intended to accommodate personal business pursuits, nor shall Tenant operate a business for profit from the Lot unless the business is recognized as a cottage business as is defined by Montana law and has the prior approval of the management. The management reserves the right to exercise discretion in granting such approval.
- 9.4 With one exception, all advertising, displays are prohibited. The exception is a "Home for Sale" sign.

X. Assignment:

- 10.1 This Rental Agreement shall not be assignable by the Tenant to any other party to whom the Tenant sells or transfers title to the manufactured home on the Rental Lot without the prior written consent of the Management.
- 10.2 The Tenant understands and shall inform prospective purchasers that the sale of the Tenant's Manufactured Home does not automatically entitle the Manufactured Home purchaser to rent the Manufactured Home Lot or become a Tenant of the Landlord. Prior written approval for the Manufactured Home to stay in the Park **must** be given by the Management. All new or prospective Tenants must complete an application form and must be approved in writing by the Management before becoming a Tenant.
- 10.3 Management must be informed of any additional occupants and reserves the right to refuse occupancy, or assess additional rental fees.
- 10.4 **All guests** must register with the Park Management if they intend to stay more than a total of twenty (20) consecutive days or thirty (30) days in a calendar year. Tenant agrees to acquaint all guests with the rules of the Park. Tenant is responsible for the actions and conduct of his/her guests.
- 10.5 When planning an absence from the Park for seven (7) days or more, Tenant shall inform the Management of the expected dates of departure and return. The Tenant shall take care of rent payments **prior** to leaving and make arrangements for the care and maintenance of his/her Lot.

XI. Termination by the Tenant(s):

- 11.1 Tenant shall provide Landlord thirty (30) days written notice of Tenant's intention to terminate the rental agreement as set forth in this section. The Tenant shall provide a 30 day written notice of intent to terminate the rental agreement to the Management no later than the last day of the month immediately preceding the month for which the notice is given. The Tenant must provide at least one full month's notice of intent to terminate their rental agreement which shall only commence on the first day of the immediately following month. Rent for the final month of tenancy shall not be prorated if tenant elects to terminate the rental agreement and move prior to the end of the month.
- 11.2 Seventy-two (72) hours before vacating the lot, Tenant shall provide the Management with written notice of the date and time the lot will be vacated in addition to a forwarding address. In this notice the Tenant shall also provide the name, address and telephone number of the licensed manufactured home mover along with a copy of the moving permit which is being used.

XII. Sale of Tenant's Manufactured Home in the Park:

- 12.1 The sale of the Tenant's manufactured home does not entitle the purchaser to retain rental of the Lot at Woody Mountain Court. All "For Sale" signs placed on the Landlord's property must have prior written approval from the Management and must state "approved to stay" or "not approved to stay." Tenant shall clearly state on any "For Sale" signs whether the manufactured home has been approved to remain on the lot upon sale. Management reserves the right to place its own sign on the lot indicating whether approval has been given for the manufactured home to remain at Woody Mountain Court upon sale.
- 12.2 Prospective purchasers, that desire to become Tenants of Woody Mountain Court, are required to give written application for tenancy. Acceptance or rejection of the proposed applicant will be given, in writing within Ten (10) days after written application is made, unless it is agreed that more time is necessary.
- 12.3 The Management has the exclusive right to approve or disapprove the Tenant's prospective purchaser as a Tenant of Woody Mountain Court.
- 12.4 Tenants are responsible for leaving the Manufactured Home Lot in a clean, neat, and well maintained condition. It is the Tenant's responsibility to notify the various companies providing service to the Tenant's home that the Tenant is going to be discontinuing their services. The departing Tenant shall provide a forwarding address and phone number to the Management.
- 12.5 If Tenant desires to have a manufactured home remain in Woody Mountain Court, upon sale, the Tenant shall obtain written approval from the Management prior to the manufactured home being made available for sale.
- 12.6 Upon the Tenant's sale of a manufactured home, which has received prior written approval from the Management to remain in Woody Mountain Court, the buyer must make application to the Park Management, and be accepted in writing by the Management before the buyer may become a Tenant. The Tenant shall be liable for all rent while the manufactured home remains in Woody Mountain Court, pending acceptance or rejection of the buyer as a Tenant. Acceptance of the buyer as a tenant shall be at the sole discretion of the Management.
- 12.7 Tenant shall not substitute or change the manufactured home listed in paragraph **1.1** without the Management's prior written consent.
- 12.8 Tenant may not sell his/her home within the court if it is 10 years of age or older at the time of the sale without written permission from the park management.

XIII. Liability and Indemnity:

- 13.1 Tenant shall hold the Landlord harmless from any liability for any action, damages, losses to person or property, or law arising from the occupancy or use of the premises by Woody Mountain Court Tenants, their guests or any third party or for loss of any property from any cause from said rental lot or any other part of the Park.
- 13.2 Landlord shall not be liable for personal injury or damage or loss of Tenant’s personal property (furniture, clothing, etc.) from theft, vandalism, fire, water, hail, smoke, explosions, acts of God, or other causes whatsoever.
- 13.3 The Landlord shall not be liable for any injury to Tenant, his/her family, guests, employees, or any person entering the Park or the property of which the Park is a part.

XIV. Condemnation - Eminent Domain:

- 14.1 In the event the whole or any part of the Park shall be taken by any competent authority for public or quasi-public use or purpose, then and in that event the term of this Rental Agreement shall cease and terminate from the date when the possession of the part so taken shall be required for such use or purpose. All damages awarded for such taking shall belong to and be property of the Landlord.

XV. Security Party:

- 15.1 The names, addresses, and phone numbers of each lending institution or other entity or person (from now on referred to as “Secured Party(s)”) who has a secured interest in Tenant’s home is:
 - a. _____.
 - b. _____.
 - c. _____.
- 15.2 The Park Management will provide written notice to the Secured Party(s) of the Tenant’s default in the terms of this rental agreement and/or violation of the C&R’s. The Secured Party(s) may, but is not obligated to, cure any default or violation by the Tenant. In the event that the Secured Party(s) cures any default or violation, Secured Party(s) agrees to act in accordance with and in compliance of the terms of the rental agreement and the C&R’s.
- 15.3 The Park Management will provide notice to the secured party of any action taken by any authority for public or quasi-public use or purpose of the Tenant’s rental property affected by the taking.

XVI. Abandoned Property:

- 16.1 If a Tenancy terminates in any manner except by court order and the Landlord reasonably believes the Tenant has abandoned all personal property, including the Manufactured home, which the Tenant has left on the lot, and at least five (5) days have elapsed since occurrence of the events upon which the Landlord formed the belief that the property has been abandoned (MCA 70-24-430), then the Landlord shall notify the Secured Party(s) referred to in paragraph **15.1**.
- 16.2 If there is no secondary Secured Party(s) listed in **15.1** above, and the Tenant was apparently the sole owner of the abandoned property described in paragraph **16.1**, then the Landlord may, at his/her option, remove the property from the Manufactured Home Lot in accordance with Montana law (MCA 70-24-430).

XVII. Attorney's Fees:

- 17.1 If any actions arise out of this Rental Agreement, including eviction, the prevailing party shall be awarded their reasonable attorney's fees and costs.

XVIII. Rights, Remedies and Severability:

- 18.1 The rights, remedies and responsibilities set forth herein are not exclusive and are in addition to those provided for in the Residential Landlord and Tenant Act of 1977 and those which exist under the laws of the State of Montana. The remedies available to the Landlord shall be deemed cumulative and any and all remedies may be pursued without prejudice to, or to the exclusion of, any other remedy. This rental agreement shall be construed and enforced consistent with Montana law, and any inconsistent construction of any provision herein shall have no force or effect, and Montana law shall control. If any part of the rental agreement is invalid, the invalid portion shall be severed, and all remaining valid provisions shall remain in full force and effect. If any provision of the rental agreement is deemed invalid in one or more of its applications, those applications shall be severed and shall be of no force and effect, and Montana law shall control and apply.
- 18.2 The Tenant agrees that the Landlord shall have the right to file an Agister's Lien on the Tenant's manufactured home. If and when the Landlord decides to file an Agister's Lien on the Tenant's manufactured home, the Landlord will send a copy of a *Notice of Intent to Assert Lien* to the Tenant and to any lender, mortgagor, or other party or entity that has or holds a security interest in the Tenant's manufactured home. Notices will also be sent to the same parties of any delinquencies or breaches of this Rental Agreement.

XIX. No Waiver of Tenant's Obligations:

19.1 Subject to MCA 70-24-423, no act, omission or delay by the Landlord in the exercise of any right or remedy or performance of the Landlord that varies from this agreement with respect to any breach, default, or failure to perform by the Tenant under the rental agreement shall ever constitute a waiver on the part of the Landlord to exercise any legal right or remedy or be construed as a waiver or modification of the rental agreement at the present time or at any time in the future and the Landlord's failure to enforce any particular provision of the rental agreement, at any time, shall not constitute, nor be deemed a modification or waiver of the Landlord's right to enforce each and every provision against the defaulting or breaching Tenant upon any further default or subsequent breach on the part of the Tenant.

XX. Heirs and Successors:

20.1 The terms and agreements of this Rental Agreement shall be binding upon the heirs, legal representatives, successors, and assigns of any or all of the parties herein.

XXI. Insurance:

21.1 The Tenant shall obtain, at his own expense, a combined single limit policy of insurance for bodily injury, property damage and personal injury liability with a limit of liability of not less than \$300,000.00 per person and \$300,000.00 per occurrence. The Tenant shall be solely responsible for protection of the Tenant's personal property. In addition to liability coverage, the Tenant shall obtain property insurance that covers his/her home in the event of a fire or other catastrophic event, including acts of God.

21.2 **The Tenant shall provide the Landlord with proof of current valid insurance.** Tenant's insurance company shall notify the Landlord of any cancellation of the insured's policy. Each Tenant shall, without demand, provide proof of renewal of the certificate of insurance for the duration of the tenancy.

XXII. Landlord's Right to Cure:

- 22.1 Should Tenant fail to maintain the Manufactured Home Lot in the fashion required by the Rental Agreement or fail to perform any of the other obligations set out in this Agreement when and as they are to be performed, Management may, at Management's option, expend the funds necessary to perform the acts and obligations of Tenant.
- 22.2 Before expending such funds, Management shall give Tenant, as provided by Montana law, a notice specifying the breach and requesting the Tenant to remedy it. If Tenant fails to remedy the breach, the Park Management shall give notice, pursuant to MCA 70-24-312, and enter the Lot and cause the work to be done to remedy the breach. When the work has been completed, the Park Management shall submit an itemized bill to the Tenant for the actual and reasonable costs, the fair and reasonable costs or the fair and reasonable value to be paid by Tenant on the next date periodic rent is due. Tenant agrees to pay Landlord such sums demanded on that date.
- 22.3 When the Tenant is in general non-compliance with the rental agreement and/or the C&R's, then the Landlord may exercise his/her right to cure pursuant to MCA 70-24-422.

XXIII. Default by Tenant:

- 23.1 Tenant's refusal to perform or remedy his/her obligations as outlined in this Rental Agreement and the attached C&Rs constitutes a breach of said Agreement by the Tenant and may be remedied by the Landlord by termination of the Tenant's right to occupancy by Landlord issuing to Tenant a termination notice as required by law.
- 23.2 If Tenant fails to pay rent or other lawful charges when due, or to reimburse Landlord for damages, repairs or plumbing service costs when due or family, guests or other occupants violate this contract or Landlord's rules and regulations, or applicable state and local laws, or if Tenant abandons the Lot the Landlord may terminate Tenant's right to occupancy by giving Tenant notice as required by law.

XXIV. Attachments:

- 24.1 Attachments made a part of this Rental Agreement are as follows:
 - (a) Conditions, Rules, Regulations, and Restrictions (C&Rs);
 - (b) Exhibit "A", Site Plan Map;
 - (c) Exhibit "B", Application for Tenancy & Informational Form;
 - (d) Automobile Registration Form;
 - (e) Manufactured Home Information Form;
 - (f) Pet Registration Form;

XXV. Time:

25.1 Time is of the essence for this agreement.

XXVI. Inventory:

26.1 In addition to the Lot in general, the utility hook-ups, and the landscaping, the following furnishings and inventory are part of this agreement:

_____.

XXVII. Additional Terms and Conditions:

27.1 Whereas the Tenant’s home has been ordered from the Triple Tree, Inc. Dealership and may take several months for delivery, set-up, and HUD inspection it is agreed that actual payment of monthly rent will not begin until after the Tenant’s home has received an approved HUD inspection. If the HUD inspection acceptance date would be on the 1st day of the month, then the monthly rent cycle and payment will begin on the 1st of said month. In the event that the inspection acceptance date is any date other than the 1st day of the month, a prorated payment of the days remaining in the month in addition to the next month’s rent payment, starting on the 1st day of said month, will be made to begin the monthly rental cycle.

_____.

XXVIII. Entire Agreement:

28.1 This Rental Agreement constitutes the entire rental agreement between the parties and supersedes any prior oral or written representations or agreements that may have been made by the Landlord. This agreement may not be modified, waived or altered, unless done in writing and signed by the Landlord.

Tenants, having fully read the foregoing rental agreement and attachments in its entirety, and agreeing to be bound thereby and perform all obligations required hereunder by the Tenant, warrant that I/we are the legal Tenants and owners of the manufactured home as listed in paragraph 1.1 above, acknowledge receipt of the rental agreement, and sign hereunder agreeing to be bound hereby.

Tenant's Signature: _____ Date: _____

Please Print Name: _____

Tenant's Signature: _____ Date: _____

Please Print Name: _____

Woody Mountain Court Management Representative: _____ Date: _____

Please Print Name: _____ Partner of Greil Enterprises, L.L.P.

STATEMENT OF NON DISCRIMINATION

Woody Mountain Court is managed and operated by Greil Enterprises, L.L.P. in accordance with state and federal housing laws. Greil Enterprises, L.L.P. does not discriminate against any person in the terms, conditions, or privileges relating to the use or rental of manufactured home lots because of race, color, national origin, religion, creed, age, physical or mental disability, marital status, familial status, or sex.