



PEBBLE SPRINGS MANUFACTURED HOUSING COMMUNITY - LEASE AGREEMENT

Manufactured Housing Lot Address: _____ Pebble Springs Drive, Taylors, SC 29687 – Lot # _____

Agreement Date _____ Beginning Date _____ Ending Date _____

Monthly Rent _____ Security Deposit _____

1. _____
(Tenant's Name) _____ (Driver's license number)

(Place of Employment) _____ (Work phone number)

2. _____
Tenant's Name) _____ (Driver's license number)

(Place of Employment) _____ (Work phone number)

In case of emergency, please contact:

1. _____
(Name and relationship) _____ (Day and evening phone #'s)

2. _____
(Name and relationship) _____ (Day and evening phone #'s)

1. Each person must be registered with PSMHC. At least one person in each household must be 55 years of age or older. Homes are limited to three (3) persons.
2. Tenant of PSMHC or Power of Attorney of tenant agrees to give the owner(s) of PSMHC "right of first refusal" should the tenant or tenant's Power of Attorney decide to sell the home.
3. No subletting is permitted.
4. Lease is for twelve (12) months minimum.
5. Rent is due last day of the current month for the following month (i.e. February Rent is due on January 31). A five (\$5) dollar late fee will be added for each day after the third (3rd) day of the month. No rent will be accepted after the tenth (10th) day of the month and eviction proceedings will begin unless prior arrangements have been made with the representative of PSMHC.
6. Checks or money orders are to be made payable to PSMHC. All correspondence should be postmarked by the last day of the current month for the following month. A fifty(\$50) dollar fee will be charged for any returned check.
7. Security deposit is two hundred (\$200) dollars. It may not be applied to the final month's rent. The security deposit is due upon acceptance as a resident of PSMHC and secures a site for the tenant. It is non-refundable should the prospective tenant decide not to live at PSMHC.



- 8. Security deposit will be refunded if tenant fulfills the twelve (12) month lease commitment, leased space is left in sanitary and clean condition, financial debts are paid, and thirty day written notice to vacate was given.
- 9. Failure to comply with the rules and regulations set by Pebble Springs Manufactured Housing Community may be grounds for eviction.
- 10. PSMHC or its owner or its representative may not be held liable for any accidents or injuries, which may occur on the property.
- 11. As a resident(s) of Pebble Springs Manufactured Housing Community, I (we) have chosen to live in an attractive, clean, and safe environment. To help maintain that environment for myself and the other residents, I agree to abide by the Home Set-up Regulations, Park Rules/Regulations, and this Lease Agreement.

(Tenant's signature)	(Witness)	(Date)
(Tenant's signature)	(Witness)	(Date)
(PSMHC Representative)	(Witness)	(Date)

2405 Locust Hill Rd., Taylors, SC 29687)

This is an agreement between the tenants named above and Pebble Springs Manufactured Housing Community.

Make all checks payable to PSMHC. All business transactions should be made through the mailing address listed below or by calling 864-313-2363, the PSMHC representative Dale Bishop.

Mailing Address:
 PSMHC
 Dale Bishop
 2405 Locust Hill Road
 Taylors, SC 29687