

MILTON OAK RIDGE ASSOCIATES

RE-SALE STANDARDS

1. Tenant must provide written notice to the Landlord of his intention to sell his home.
2. Tenant shall be prohibited from attempting to sell or otherwise transfer ownership of his home with the intent that it remain on the leased space without first securing an application for tenancy from the Landlord and providing same to the prospective buyer or recipient for completion and submission to the Landlord, so that the Landlord can exercise his statutory right to approve the prospective buyer or recipient of the home as a new tenant. The Landlord reserves the right to interview the prospective buyer or recipient in person prior to approving his or her tenancy. Approval of the prospective buyer or recipient shall not be unreasonably withheld. However, approval is contingent on:
 - a. A satisfactory inspection of the Tenant's home, leased space and appurtenant structures,
 - b. The receipt by the Landlord of a satisfactory credit report for the prospective buyer or recipient,
 - c. Execution of a Lease and Rules and Regulations by the prospective buyer or recipient,
 - d. Payment by the prospective buyer or recipient of the first month's rent in advance,
 - e. Payment by the Tenant of all current charges and rents owed by the Tenant, and
 - f. Payment by the Tenant of a fee in the amount of One Hundred (\$100.00) Dollars for a credit report and other administrative processing expenses.
3. The Landlord shall have the right to inspect the Tenant's home, leased space and appurtenant structures prior to approval of a prospective buyer or recipient. The Tenant must ensure that the Tenant's home meets the following standards:
 - a. Exterior of the home must be neat, free of rust. All painted portions of the home, storage shed and additions shall be properly cleaned and painted. Windows and screens must be in good repair. Doors must operate, providing a tight enclosure. The home and shed must be free of rodents, insects, and vermin. Storage decks and other additions which management considers beyond repair must be removed.
 - b. The home must have a house style shingled roof or an aluminum roofing system with gutters & leaders to better withstand snow and rain loads. If the home has a flat style roof, it must be replaced before the new tenant occupies the home.
 - c. The home, including porches and decks, if any, must be skirted with pre-finished aluminum or vinyl skirting installed vertically with a two track system, utilizing vent panels, and shall be a color harmonious with the color of the home. Skirting conforming to these standards must be installed prior to sale.

- d. Steps, decks and handrails shall be structurally sound and of good appearance. Safety of these items is an important consideration, so they must be constructed of aluminum, fiberglass or salt treated wood.
 - e. The home must have an approved fire extinguisher and smoke detector.
 - f. The home must have an approved anchoring system consisting of frame tie-downs, the blocks and piers must meet the manufacturer's standards.
 - g. The home must be level and installed on a concrete pad or concrete piers.
 - h. The leased space must have an off street parking space made from gravel or asphalt.
 - i. At the time of the sale, any fuel oil tank which is not a 1989/90 U.K. listed tank approved for outside use or which has surpassed its life expectancy as designated by the manufacturer must be replaced with an approved tank installed in accordance with the Rules and Regulations and must have spill protection. Propane gas tanks must be placed at a position on the lot which most nearly conforms to safety codes. Propane gas tanks must be painted white on silver and defective tanks must be removed from the lot and disposed of in accordance with applicable regulations. Propane tanks and oil tanks must be on a concrete pad.
 - j. A Certificate of Occupancy, if required by the municipality, must be obtained by the seller prior to transfer of title and occupancy by the buyer.
4. The prospective buyer or recipient, and those that will occupy the home with the prospective buyer or recipient, must satisfy any age restrictions contained in the Lease and Rules and Regulations.
 5. In addition to the foregoing, the Landlord hereby reserves a right of first refusal to purchase the home from the Tenant. The selling Tenant must receive a written offer of purchase from any prospective buyer who intends to reside in the home on the leased premises, and a copy of that written offer must be given to the Landlord. The Landlord will be given five (5) days within which to decide whether or not the Landlord will match the offer and purchase the home from the selling Tenant on the same terms and conditions. In the event the Landlord notifies the Tenant that it is not going to exercise the right of First refusal, then the Tenant may sell the home to the third party, subject to the other terms and provisions of this Paragraph (including Landlord approval of the buyer). In the event, however, that subsequent to the Landlord's rejection of the right of first refusal any of the terms and conditions of the sale change, written verification of the changes must be supplied to the Landlord, and the Landlord's right of first refusal shall apply again to the new terms and conditions.
 6. Upon sale by a Tenant of a home located on the leased space, and approval by the Landlord of such sale, Tenant shall be relieved of all rights and obligations under this Lease, provided the buyer of the home is approved for permanent park residence by the Landlord in writing, and signs a new lease for a period to be fixed by the Landlord.