

MANUFACTURED HOME LOT LEASE

THIS MANUFACTURED HOME LOT LEASE, made and entered into this ____ day of _____, 20____, by and between Gloria Miller, hereinafter referred to as "Landlord," whose address is P.O. Box 204 Goode, VA 24556 and _____ hereinafter referred to as "Tenant," whose address is _____
Evington, Va. 24550.

WITNESSETH:

THAT for and in consideration of the rents, covenants and agreements herein respectively made and assumed by the Landlord and the Tenant, the Landlord hereby leases to the Tenant and the Tenant hereby leases from the Landlord Evington, Va. 24556, hereinafter referred to as the "Premises," located in Castle Craig Mobile Home Park, lying and being situated in Campbell County, Virginia, for a term of one year that commenced on _____, 20____, and thereafter automatically renewing from year to year until terminated by either party as of the end of any calendar month by giving the other party written notice of such termination as required by this Lease, for a monthly rental of 240 Dollars (\$240), payable on the first day of the term and on the first day of each calendar month thereafter, as renewed from time to time. The Landlord may terminate this lease by giving the Tenant sixty (60) days' written notice of such termination. Except as otherwise provided in paragraphs 1(c) and 1(d), Tenant may terminate this lease by giving the Landlord sixty (60) days' written notice of such termination.

**UPON THE TERMS AND SUBJECT TO THE CONDITIONS WHICH ARE
HEREINAFTER SET FORTH:**

I. Payment of Rent.

- a. Each installment of rent shall be due and payable by check, money order or cash at the foregoing times, without any demand, deduction or set-off whatsoever, to Landlord or such agent for the Landlord as may be hereafter designated to the Tenant. The first month's rent shall be paid upon the signing of this lease. The last month's rent shall be paid by check, money order, or cash, and must be received before the Home can be removed. There are no prorated rents; a full month's rent is due for any portion of a month that the Manufactured Home occupies the lot, except for members of the armed forces who qualify for proration and liquidated damages as provided in Virginia Code § 55.1-1235, and such other provisions of the Virginia Residential Landlord and Tenant Act made applicable to this Park by virtue of Virginia Code § 55.1-1311. Rent paid for the last month in which the Manufactured Home occupies the lot shall only apply to the time in that month that the lot is actually occupied, and shall not entitle Tenant to use the lot in the month his Manufactured Home has been removed from the lot.
- b. If any rent installment is not paid when due, or if it is not postmarked by the 15th day of the month for which it is due, the Landlord shall be entitled to charge a late fee of 25 Dollars (\$25.00), and to exercise any other rights which it holds hereunder or by law on account of such default. Rent checks returned to the Landlord from the bank for any reason will incur a service charge of 25 Dollars (\$25.00). Lot rent includes trash collection (from a trash collection bin), well water, and septic.
- c. The Landlord shall be entitled at any time to increase the monthly rental to an amount determined by the Landlord, provided that the Landlord gives to the Tenant written notice thereof by at least sixty (60) days prior to the date on which such increase becomes effective, and further provided that if Landlord gives such notice to the Tenant, the Tenant

Manufactured Home Lot Rental Handbook Va

CL Gary



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Table of Contents Manufactured Home Lot Rental Handbook Va

1. Understanding the eBook Manufactured Home Lot Rental Handbook Va
 - The Rise of Digital Reading Manufactured Home Lot Rental Handbook Va
 - Advantages of eBooks Over Traditional Books
2. Identifying Manufactured Home Lot Rental Handbook Va
 - Exploring Different Genres
 - Considering Fiction vs. Non-Fiction
 - Determining Your Reading Goals
3. Choosing the Right eBook Platform
 - Popular eBook Platforms
 - Features to Look for in an Manufactured Home Lot Rental Handbook Va
 - User-Friendly Interface
4. Exploring eBook Recommendations from Manufactured Home Lot Rental Handbook Va
 - Personalized Recommendations
 - Manufactured Home Lot Rental Handbook Va User Reviews and Ratings
 - Manufactured Home Lot Rental Handbook Va and Bestseller Lists
5. Accessing Manufactured Home Lot Rental Handbook Va Free and Paid eBooks

- Manufactured Home Lot Rental Handbook Va Public Domain eBooks
- Manufactured Home Lot Rental Handbook Va eBook Subscription Services
- Manufactured Home Lot Rental Handbook Va Budget-Friendly Options
- 6. Navigating Manufactured Home Lot Rental Handbook Va eBook Formats
 - ePub, PDF, MOBI, and More
 - Manufactured Home Lot Rental Handbook Va Compatibility with Devices
 - Manufactured Home Lot Rental Handbook Va Enhanced eBook Features
- 7. Enhancing Your Reading Experience
 - Adjustable Fonts and Text Sizes of Manufactured Home Lot Rental Handbook Va
 - Highlighting and Note-Taking Manufactured Home Lot Rental Handbook Va
 - Interactive Elements Manufactured Home Lot Rental Handbook Va
- 8. Staying Engaged with Manufactured Home Lot Rental Handbook Va
 - Joining Online Reading Communities
 - Participating in Virtual Book Clubs
 - Following Authors and Publishers Manufactured Home Lot Rental Handbook Va
- 9. Balancing eBooks and Physical Books Manufactured Home Lot Rental Handbook Va
 - Benefits of a Digital Library
 - Creating a Diverse Reading Collection Manufactured Home Lot Rental Handbook Va
- 10. Overcoming Reading Challenges
 - Dealing with Digital Eye Strain
 - Minimizing Distractions
 - Managing Screen Time
- 11. Cultivating a Reading Routine Manufactured Home Lot Rental Handbook Va
 - Setting Reading Goals Manufactured Home Lot Rental Handbook Va
 - Carving Out Dedicated Reading Time
- 12. Sourcing Reliable Information of Manufactured Home Lot Rental Handbook Va
 - Fact-Checking eBook Content of Manufactured Home Lot Rental Handbook Va
 - Distinguishing Credible Sources
- 13. Promoting Lifelong Learning
 - Utilizing eBooks for Skill Development

- Exploring Educational eBooks

14. Embracing eBook Trends

- Integration of Multimedia Elements
- Interactive and Gamified eBooks

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