

MANUFACTURED DWELLING PARK LANDLORD'S SITE IMPROVEMENT DISCLOSURE STATEMENT

This form or the Landlord's site improvement disclosure statement must be attached to the rental agreement under ORS 90.510(4) given by the manufactured dwelling park Landlord to any prospective tenant that rents a space in a manufactured dwelling park.

NOTICE TO TENANT: The tenant has the right to select the provider (contractor) for any or all of the improvements required to be made to the space being rented. The tenant should ensure the Contractor is properly licensed with the Construction Contractors Board. The Landlord shall not impose any penalty on a prospective tenant related to the selection of any particular provider; however, the Landlord may impose reasonable restrictions upon the prospective tenant related to the selection of any particular provider under ORS 90.525.

(A) Dimensions, major structural materials and finish for improvements (check here _____ if additional pages are attached):

IMPROVEMENTS:	DIMENSIONS:	MATERIALS:	FINISH:
(1) _____	_____	_____	_____
(2) _____	_____	_____	_____
(3) _____	_____	_____	_____
(4) _____	_____	_____	_____
(5) _____	_____	_____	_____
(6) _____	_____	_____	_____
(7) _____	_____	_____	_____
(8) _____	_____	_____	_____
(9) _____	_____	_____	_____
(10) _____	_____	_____	_____
(11) _____	_____	_____	_____

(B) Installation charges imposed by the Landlord (check here ___ if additional pages are attached)

CHARGE:

AMOUNT:

- | | |
|------------|-------|
| (1) _____ | _____ |
| (2) _____ | _____ |
| (3) _____ | _____ |
| (4) _____ | _____ |
| (5) _____ | _____ |
| (6) _____ | _____ |
| (7) _____ | _____ |
| (8) _____ | _____ |
| (9) _____ | _____ |
| (10) _____ | _____ |

(C) *Installation Fees imposed by governmental agencies (check here ___ if additional pages are attached)

FEE:

AMOUNT:

- | | |
|-----------|-------|
| (1) _____ | _____ |
| (2) _____ | _____ |
| (3) _____ | _____ |
| (4) _____ | _____ |
| (5) _____ | _____ |
| (6) _____ | _____ |

*These items only apply to the fees that are paid to or collected by the Landlord; if the Landlord does not collect the fees, the Landlord must advise the prospective tenant whether such fees must be paid and identify the governmental agency to which the fees are paid.

(D)System development charges (“SDC”) to be paid by the tenant (check here ___ if additional pages are attached)**

SDC:

AMOUNT:

- | | |
|-----------|-------|
| (1) _____ | _____ |
| (2) _____ | _____ |
| (3) _____ | _____ |
| (4) _____ | _____ |
| (5) _____ | _____ |
| (6) _____ | _____ |

** These items only apply to the fees that are paid to or collected by the Landlord; if the Landlord does not collect the fees, the Landlord must advise the prospective tenant whether such fees must be paid and identify the governmental agency to which the fees are paid.

(E) Site preparation requirements and restrictions, including, but not limited to, requirements and restrictions on the use of plants and landscaping (check here ___ if additional pages are attached)

- | |
|------------|
| (1) _____ |
| (2) _____ |
| (3) _____ |
| (4) _____ |
| (5) _____ |
| (6) _____ |
| (7) _____ |
| (8) _____ |
| (9) _____ |
| (10) _____ |

(F) Improvements owned by tenant/Improvements owned by Park (check here if additional pages are attached)

IMPROVEMENT:	OWNED BY:	
	TENANT	PARK
(1) _____	_____	_____
(2) _____	_____	_____
(3) _____	_____	_____
(4) _____	_____	_____
(5) _____	_____	_____
(6) _____	_____	_____
(7) _____	_____	_____
(8) _____	_____	_____
(9) _____	_____	_____
(10) _____	_____	_____

I HERBY ACKNOWLEDGE THAT THE ABOVE REPRESENTS THE COMPLETE AND FULL STATEMENT OF ALL THE IMPROVEMENTS REQUIRED TO BE MADE BY THE TENANT UNDER THE RENTAL AGREEMENT. THIS SITE IMPROVEMENT DISCLOSURE STATEMENT, TOGETHER WITH ALL OTHER TERMS AND CONDITIONS OF A RENTAL AGREEMENT, IS CONTRACT BETWEEN THE MANUFACTURED DWELLING PARK LANDLORD AND THE TENANT.

ANY ORAL PROMISE OR OTHER AGREEMENT THAT IS NOT SET FORTH IN THIS SITE IMPROVEMENT DISCLOSURE STATEMENT MAY NOT BE LEGALLY ENFORCEABLE.

Signature of Tenant Date

Signature of Landlord Date

Signature of Tenant Date