

SHOREWOOD ESTATES
"A 55 or Older Facility"
STATEMENT OF POLICY

This statement of policy is effective as of May 1, 2007

1. Space leasing. The location of the rental space is space number ____, 1905 Waverly Drive SE, Albany, OR 97322
2. Housing Classification. For purpose of the federal fair housing regulations, Shorewood Estates is classified as a "55 or older facility". At least one tenant per space must be 55 or older, with a minimum age of 35 or older for all residents.
3. Zoning. The zoning for Shorewood Estates is Residential & Commercial.
4. Rent Policy. Rent may be increased from time to time to allow the Landlord a satisfactory rate of return on investment taking into account the costs of doing business, including taxes, operations expenses, maintenance and improvements to the premises, and the current market prices for comparable facilities and services. Any rental increase shall be preceded by 90 days advance notice and shall be instituted in accordance with the other procedures of current ORS 90.600 or its applicable successors.
5. Rent History. The monthly rent amounts on January 1st on each of the three preceding years were:

<u>January 1, 2012,</u>	Rent Amount \$ 405.00
<u>November 1, 2012,</u>	Rent Amount \$ 475.00
6. Services. Landlord provides the following personal property, services and facilities only: main water line for household connection; sewage line for household connection; garbage pickup for normal household garbage; basic cable connection.
7. Deposits. Landlord requires no refundable deposits.
8. Fees. Landlord charges \$50.00 for late rent and \$25.00 for NSF fees. Tenants may also be charged storage fees of \$ 20.00 per vehicle for extra vehicles, if space permits. Landscaping fees for unkempt lawns are \$25.00. Landlord otherwise requires no other nonrefundable or installation charges.
9. Government Fees. Governmental agencies impose no fees.
10. Application and Screening Fees. Landlord charges a \$35.00 fee for the processing of rental application and a \$15.00 fee for each additional state lived in within the past five (5) years.
11. Tenancy Termination. Tenant may terminate tenant's tenancy at any time by giving Landlord at least 30 days' prior written notice as otherwise provided in the applicable provisions of Oregon's Residential Landlord and Tenant Act. Landlord, in its discretion, may but is not obligated to, terminate the tenancy of any or all tenants for any reason set forth in the Agreement with the tenant or tenants, or as otherwise permitted by law.

12. Park Closure. In the event Shorewood Estates is closed as a manufactured housing facility, we will give you not less than 365 days' written notice that the park (or any portion thereof) is to be closed and the land converted to a different use. However, under current Oregon law, the Park may also terminate a rental agreement by giving written notice of not less than 180 days, if the Park finds space acceptable to you to which you can move your manufactured home, and the Landlord pays the cost of moving and set up expenses of \$3,500, whichever is less.

13. Park sale. Shorewood Estates will comply with the provisions of Oregon Law (ORS 90.800 et, seq) in regard to any sale of the facility.

14. Dispute Resolution. The following is Shorewood Estates' informal dispute resolution policy. If a tenant has a dispute, the tenant shall give written notice to Shorewood Estates, which notice shall contain the following information: (i) A description of the dispute. (ii) The identity of the tenant(s) involved in the dispute, and (iii) Who the park may contact to arrange to discuss the dispute, along with contact information. Within 10 days after receiving the written notice, the Park will contact the person(s) to discuss the dispute, or arrange a meeting to discuss the dispute. Only one discussion of the dispute is required. However, further discussions may be held if all those involved agree.

15. Utilities. Utility information and responsibility for payment:

<u>Utility:</u>	<u>Furnished by:</u>	<u>Paid for by:</u>
Electricity	Pacific Power	Tenant
Natural Gas	Northwest Natural Gas	Tenant
Telephone	Qwest Communications	Tenant
Water	Landlord	Landlord
Sewage	Landlord	Landlord
Garbage	Albany/Lebanon Sanitation	Landlord
Basic Cable	Comcast	Landlord

Provisions of these services or utilities are subject to the terms, conditions and limitations set forth in the Space Rental Agreement. Landlord reserves the right to change utility arrangements in the future upon reasonable written notice to tenants. This includes the right to pass monthly utility costs to the Tenant at a later date and/or the right to switch to individual metering to bill Tenant separately for utility service fees and charges.

16. Tenants' Association. A tenants' association does not exist at this facility.

17. Home Removal. If your tenancy is terminated, you may be required to remove your manufactured home from the facility. We are required by law to inform you that removal of your home may impact its market value.

RECEIPT OF A COPY OF THE FOREGOING POLICY STATEMENT IS ACKNOWLEDGED:

Applicant / Date

Applicant / Date