



MOBILE HOME COMMUNITY

16751 Turner Road Lansing, Michigan 48906 Phone (517) 487-6565

FEES

April 25, 2016

Effective June 1, 2016

Lot Rental-	Per Month	\$330.00
	Corner Lots	\$335.00

A mobile home with more than three (3) people will be charged a per person rate. \$5.00
*Guests are allowed to stay up to 14 days without additional charges. After 14 days guests must fill out an application for residency and be approved in order to reside within Valley Estates. *Note, anyone who is moving into your residence must first complete an application for residency and must be approved to reside within Valley Estates.*

Dogs – Charge per dog (House Pets ONLY) \$25.00
NO PIT BULLS, GERMAN SHEPHERDS, ROTWEILLERS, DOBERMAN PINSCHERS OR ANY MIX THEREOF OR ANY OTHER DANGEROUS BREEDS NOT LISTED.
Dogs may not run loose or be tied outside. They must always be walked on a leash. Management reserves the right to evict from the Park any dog or dog owner whose dog is considered to be a nuisance or dangerous. This will be the sole decision of Management.

Rent is due on the 1st day of the month and is considered delinquent if paid after the 1st of the month. A Late Charge is assessed after the 7th day of the month for each month the rent is late. Late rents will be reported to the CREDIT BUREAU.

Late charge is \$30.00

Return check charge (NSF) \$30.00

Items provided and included in monthly rent:

1. \$3.00 school tax
2. Trash pick-up
3. Paved private drive for 2 cars
4. Street lighting
5. Snow removal
6. Free grass seed and black dirt

Any Local, State or Federal Taxes, charges or assessments, other than the above, that are levied, will be added to the monthly lot rental fee.

Security Deposit (Returnable) \$495.00

Telephone, gas, electric, water and sewer are to be paid directly to the appropriate utility companies by the Tenant.

FIVE ITEMS THAT ARE REQUIRED FOR MOBILE HOMES IN VALLEY ESTATES:

1. Steps – check with Management for approved type.
2. Skirting – check with Management for approved type.
3. Storage building – check with Management for approved type.
4. Fire Extinguishers and Smoke Detectors – refer to Park rule 42 for the type required by the State of Michigan.
5. Lot number on the front of each unit large enough to be visible from the street.