

# MOBILE HOME LOT LEASE AGREEMENT

ALL STATES

## PARTIES

LANDLORD / COMMUNITY OWNER

PHONE

LANDLORD MAILING ADDRESS (where rent is sent)

TENANT / HOMEOWNER

PHONE

ADDITIONAL OCCUPANTS (names)

## LEASED LOT

COMMUNITY / PROPERTY NAME

LOT / SPACE NUMBER

LOT ADDRESS

HOME YEAR

HOME MAKE / MODEL

HOME SERIAL / VIN

## TERM AND RENT

LEASE START DATE

LEASE END DATE (or "month-to-month")

MONTHLY LOT RENT (\$)

RENT DUE ON (day of month)

SECURITY DEPOSIT (\$)

LATE FEE (\$ or %)

LATE AFTER (days)

RETURNED PAYMENT FEE (\$)

## UTILITIES AND SERVICES

Indicate who is responsible for each item. Write "N/A" where an item does not apply.

WATER

SEWER

TRASH

ELECTRIC

GAS

LAWN / GROUNDS

**TERMS AND CONDITIONS**

1. **LEASE OF LOT ONLY.** The Landlord leases to the Tenant the lot/space described above for the placement of the Tenant's manufactured home. This Agreement does not convey any interest in the home itself, which remains the property of the Tenant.
2. **RENT.** The Tenant shall pay the monthly lot rent stated above on the day stated, without demand. Late fees apply as stated. Rent may be adjusted only as permitted by this Agreement and applicable state law, and only after the required written notice.

NOTICE REQUIRED BEFORE A RENT INCREASE (days)

NOTICE TO TERMINATE (days)

3. **USE AND OCCUPANCY.** The lot shall be used only as a residential home site for the persons named above. The Tenant shall not sublet the lot or permit additional occupants without the Landlord's prior written consent.
4. **MAINTENANCE.** The Tenant shall keep the lot and the exterior of the home clean and in good order, including skirting, steps, and any accessory structures. The Landlord maintains the common areas and the utility infrastructure serving the lot up to the point of connection, unless stated otherwise above.
5. **COMMUNITY RULES.** The Tenant agrees to comply with the written community rules in effect, which are incorporated into this Agreement. A copy has been provided to the Tenant. Rules must be applied uniformly and consistently with applicable law.
6. **ALTERATIONS AND IMPROVEMENTS.** No permanent structures, additions, decks, or sheds may be installed without the Landlord's prior written consent and any permits required by local authorities.
7. **SALE OR REMOVAL OF THE HOME.** The Tenant may sell the home. The Tenant shall notify the Landlord in writing before a sale, and a buyer who intends to keep the home on the lot must apply for tenancy and be approved under the same standards applied to other applicants. All rent and charges owed must be current before the home is removed from the lot.
8. **TERMINATION AND EVICTION.** Either party may terminate as permitted by this Agreement and applicable state law, with the written notice stated above. Many states provide manufactured-home tenants with specific protections and notice periods that exceed ordinary residential tenancy rules; those requirements control over any conflicting term here.
9. **SECURITY DEPOSIT.** The deposit will be returned within the period required by state law after the Tenant vacates, less any lawful deductions, with an itemized statement.

ADDITIONAL TERMS

**SIGNATURES**

LANDLORD SIGNATURE

DATE

LANDLORD PRINTED NAME

TENANT SIGNATURE

DATE

TENANT PRINTED NAME

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