

PROPERTY LOCATED AT: 15 Trent Dr, Lisbon, ME 04250-6275

PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I - WATER SUPPLY

TYPE OF SYSTEM: ☒ Public ☐ Private ☐ Seasonal _____ ☐ Unknown
☐ Drilled ☐ Dug ☐ Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the
(public/private/other) water system?

Pump (if any): ☒ N/A ☐ Yes ☐ No ☐ Unknown
Quantity: ☐ Yes ☒ No ☐ Unknown
Quality: ☐ Yes ☒ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ☐ Yes ☒ No
If Yes, Date of most recent test: _____ Are test results available? ☐ Yes ☐ No
~~To your knowledge, have any test results ever been reported as unsatisfactory~~
or satisfactory with notation? ☐ Yes ☒ No
~~If Yes, are test results available? ☐ Yes ☐ No~~
~~What steps were taken to remedy the problem? _____~~

IF PRIVATE: (Strike Section if Not Applicable):

~~INSTALLATION: Location: _____
Installed by: _____
Date of Installation: _____
USE: Number of persons currently using system: _____
Does system supply water for more than one household? ☐ Yes ☐ No ☐ Unknown~~

Comments: Park includes public water as part of rent

Source of Section I information: Seller

Buyer Initials _____

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Seller Initials _____

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☒ Public ☐ Private ☐ Quasi-Public _____ ☐ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected?..... ☐ Yes ☒ No

If Yes, what results: _____

Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ No

~~What steps were taken to remedy the problem?~~ _____

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____

☐ Overboard Discharge (38 MKS Section 413(3) and (3-A))

Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☐ Other: _____

Tank Type: ☐ Concrete ☒ Metal ☐ Unknown ☐ Other: _____

Location: _____ OR ☐ Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? ☒ Yes ☐ No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: _____

Date of installation of leach field: _____ Installed by: _____

Date of last servicing of leach field: _____ Company servicing leach field: _____

Have you experienced any malfunctions? ☐ Yes ☐ No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

Do you have records of the design indicating the # of bedrooms the system was designed for? ☐ Yes ☐ No

If Yes, are they available? ☐ Yes ☒ No

Is System located in a Shoreland Zone? ☐ Yes ☐ No ☐ Unknown

Comments: **Tenant pays quarterly sewer bill**

Source of Section II information: **Seller**

Buyer Initials _____

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SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	Forced Hot Air			
Age of system(s) or source(s)	2022			
TYPE(S) of Fuel	K-1			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	Dead River			
Date of most recent service call	12/23/2025			
Malfunctions per system(s) or source(s) within past 2 years	None			
Other pertinent information	Beckett AF-10 Burner Miller M5SB 086A BW			

Are there fuel supply lines? ☒ Yes ☐ No ☐ Unknown
 Are any buried? ☐ Yes ☒ No ☐ Unknown
 Are all sleeved? ☒ Yes ☐ No ☐ Unknown
 Chimney(s): ☒ Yes ☐ No
 If Yes, are they lined: ☒ Yes ☐ No ☐ Unknown
 Is more than one heat source vented through one flue? ☐ Yes ☒ No ☐ Unknown
 Had a chimney fire: ☐ Yes ☒ No ☐ Unknown
 Has chimney(s) been inspected? ☒ Yes ☐ No ☐ Unknown

If Yes, date: 2022

Date chimney(s) last cleaned: Not needed

Direct and/or Power Vent(s): ☒ Yes ☐ No ☐ Unknown
 Has vent(s) been inspected? ☒ Yes ☐ No ☐ Unknown

If Yes, date: 2022

Comments: **None**

Source of Section III information: **Seller**

SECTION IV - HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☒ No ☐ Unknown
 If Yes, are tanks in current use? ☐ Yes ☐ No ☐ Unknown
 If no longer in use, how long have they been out of service?
 If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☐ Unknown
 Are tanks registered with DEP? ☐ Yes ☐ No ☐ Unknown
 Age of tank(s): Size of tank(s):
 Location:

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What materials are, or were, stored in the tank(s)?
Have you experienced any problems such as leakage? ☐ Yes ☒ No ☐ Unknown

Comments: No known tanks

Source of information: Seller

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ Unknown
In the ceilings? ☐ Yes ☒ No ☐ Unknown
In the siding? ☐ Yes ☒ No ☐ Unknown
In the roofing shingles? ☐ Yes ☒ No ☐ Unknown
In flooring tiles? ☐ Yes ☒ No ☐ Unknown
Other: ☐ Yes ☐ No ☐ Unknown

Comments: None

Source of information: Seller

C. RADON/AIR - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown

Are test results available? ☐ Yes ☐ No

Results/Comments: No radon tests performed

Source of information: Seller

D. RADON/WATER - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown

Are test results available? ☐ Yes ☐ No

Results/Comments: No radon tests performed

Source of information: Seller

E. METHAMPHETAMINE - Current or previously existing: ☐ Yes ☒ No ☐ Unknown

Comments: None

Source of information: Seller

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F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?

..... ☐ Yes ☒ No ☐ Unknown ☐ Unknown (but possible due to age)

If Yes, describe location and basis for determination:

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☐ No

If Yes, describe:

Are you aware of any cracking, peeling or flaking paint? ☐ Yes ☐ No

Comments: None

Source of information: Seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: N/A

Source of information: Seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: Grimmel Mobile Home Park Rules

Source of information: Attached lease

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ☐ Yes ☒ No ☐ Unknown

If No, who is responsible for maintenance? Grimmel Mobile Home Park

Road Association Name (if known): Grimmel Mobile Home Park

Source of information: Sell and attached lease

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SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from: (a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Have any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Has any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Has there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: N/A

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: N/A

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Zone X

Relevant Panel Number: 23001C0363E Year: 7/8/2013 (Attach a copy)

Comments: None

Source of Section VI information: Seller and attached FIRMette map

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SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....
..... ☒ Yes ☐ No ☐ Unknown

If Yes, explain: Homestead Exemption available to most primary occupant owners after 1st year

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: None

Year Principal Structure Built: 2022 What year did Seller acquire property? 2022

Roof: Year Shingles/Other Installed: 2022

Water, moisture or leakage: None

Comments: None

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ Unknown

Water, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ Unknown

Prior water, moisture or leakage? ☐ Yes ☒ No ☐ Unknown

Comments: None

Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ Unknown

If Yes, are test results available? ☐ Yes ☐ No

Comments: None

Electrical: ☐ Fuses ☒ Circuit Breaker ☒ Other: 100 AMP service entrance ☐ Unknown

Comments: 30 AMP generator hook-up behind garage

Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☒ Yes ☐ No ☐ Unknown

Modular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure
..... ☐ Yes ☒ No ☐ Unknown

Comments: None

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KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None

Comments: None

Source of Section VII information: Seller

SECTION VIII - ADDITIONAL INFORMATION

See attached 2026 tax bill, survey, zoning map, FIRMette map, rental application, rules and lease.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☒ Yes ☐ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

SELLER	DATE	SELLER	DATE
Darlene Grant			

SELLER	DATE	SELLER	DATE
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I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER	DATE	BUYER	DATE
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BUYER	DATE	BUYER	DATE
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BOOK 53 PG 163 Recd MAY 21, 2021 @ 9:47 am

PLAN REFERENCES:

- 1) SUBDIVISION PLAN CRIMMEL'S MOBILE HOME PARK, DATED AUGUST 6, 2009 PREPARED BY DAVIS LAND SURVEYING, INC. RECORDED AT ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 53, PAGE 142.
- 2) PLAN OF PROPERTY, CRIMMEL'S MOBILE HOME PARK, LLC, DATED NOVEMBER 14, 2006, PREPARED BY DAVIS LAND SURVEYING, INC.
- 3) STANDARD BOUNDARY SURVEY AND TOPOGRAPHIC PLAN - CRIMMEL'S MOBILE HOME PARK, DATED JUNE 8, 1998 AND RECORDED IN PLAN BOOK 53, PAGE 55.
- 4) TOWN OF LISBON, MAINE DATED JUNE 15, 1998 BY A.L. & S. SURVEYING AND ENGINEERS FOUND ON FILE AT THE OFFICE OF DAVIS LAND SURVEYING - AUBURN, MAINE.
- 5) PLAT PLAN - FOR GARY CRIMMEL DATED SEPTEMBER 15, 1998 BY A.L. & S. SURVEYING AND ENGINEERS FOUND ON FILE AT THE OFFICE OF DAVIS LAND SURVEYING - AUBURN, MAINE.
- 6) PLAN OF PROPERTY - KING BLUE - LISBON ROAD DATED MARCH 1, 2004 BY COLLINGSWORTH SURVEYING - UNRECORDED.
- 7) TOWN OF LISBON TAX MAP R-6.

RECORDING INFORMATION:

STATE OF MAINE, ANDROSCOGGIN, ss
REGISTRY OF DEEDS

RECEIVED MAY 21 2021
AT 2:48 PM AND RECORDED
IN PLAN BOOK 53, PAGE 162

ATTEST: *Wanda M. Chavira*
REGISTER

TOWN OF LISBON PLANNING BOARD

CHAIRPERSON: *Wanda M. Chavira* 5/13/21

William J. Fitch 5-13-21
William J. Fitch 5-13-21
William J. Fitch 5-13-21

DATE: CONDITIONS OF APPROVAL

REMAINING LAND OF
CRIMMEL'S MOBILE HOME PARK, LLC
7735/182 -- 4-23-2009
70 PINWOODS ROAD
TAX MAP R-6, LOT 30

REV	DESCRIPTION	DATE
1	AS SHOWN & PAGE TO PLAN REFERENCE NOTE # 3, 4, 2009	5/13/2021

LEGEND

- PROPERTY LINES (SUBJECT PARCELS)
- PROPERTY LINES (SUBDIVISION)
- EASEMENT LINE
- RIGHT OF WAY/ABUTTING LOT LINES
- WETLAND
- 5" REBAR
- IRON PIN FOUND
- EXISTING UTILITY POLE WITH OVERHEAD WIRES
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING PAVEMENT

LISBON SITE
LOCATION MAP

NOTES:

- 1) BEARINGS ARE REFERENCED TO GRID NORTH - MAINE STATE PLANE WEST ZONE 18D 82.
- 2) DEED REFERENCES ARE MADE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
- 3) EXISTING BOUNDARY IS BASED ON A PLAN ENTITLED "PLAN OF PROPERTY, CRIMMEL'S MOBILE HOME PARK, LLC" DATED NOV. 14, 2006, PREPARED BY DAVIS LAND SURVEYING, INC.
- 4) TAX MAP R-6, LOT 30 (PORTION OF)
- 5) THE PARCELS ARE LOCATED IN THE GENERAL RESIDENTIAL ZONING DISTRICT.
- 6) THE PARCELS ARE NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PAGES AND/OR CHASE, DATED JULY 6, 2015.
- 7) THE LOCATION, DEPTH, SIZE & EXISTENCE OF ALL UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT VERIFIED. CONTRACTOR SHALL VERIFY EXISTENCE AND DEPTH PRIOR TO EXCAVATION TO CONFIRM THE LOCATION OF ALL PUBLIC & PRIVATE UTILITIES WITHIN THE PROJECT AREA.
- 8) PROPERTY MAY HAVE INTERESTS/RIGHTS TO HALF OF OLD DISCONTINUED ROAD ("COTTON ROAD") BY MEANS OF UNRECORDED TITLE RIGHTS. STATUS OF, NOT DETERMINED BY THIS SURVEY. CAPITAL EASES ALONG OLD ROAD REVEALED THE FACT OF BEING DISCONTINUED. NO RETURNED FROM.

CERTIFICATION:

DAVIS LAND SURVEYING, LLC
AUBURN, MAINE 04290
OFFICE: 890 MINOT AVENUE - AUBURN, MAINE 04290
OFFICE: (207) 546-9991 - (207) 742-9888 - CELL (207) 240-5949
FAX: (207) 546-9991 - (207) 742-9888 - CELL (207) 240-5949
WEBSITE: www.davislandsurveying.net
FEBRUARY 15, 2021

SUBDIVISION PLAN ~ PHASE II
CRIMMEL'S MOBILE HOME PARK
70 PINWOODS ROAD - LISBON, MAINE
ANDROSCOGGIN COUNTY

PREPARED FOR

CRIMMEL'S MOBILE HOME PARK, LLC
5942 62ND AVE SOUTH - ST. PETERSBURG, FL 33715
JOB NO.: 20-094
FILE NO.: 442

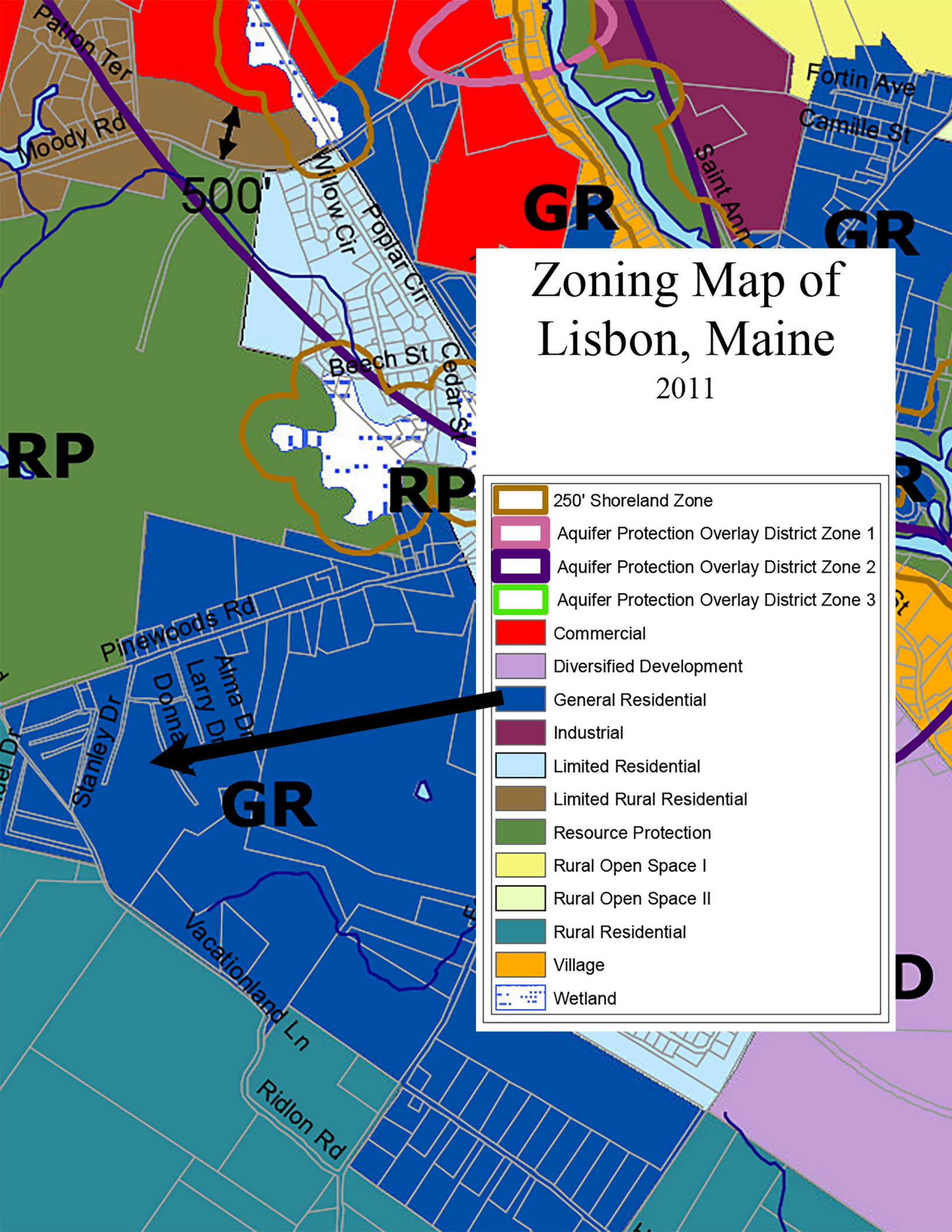


CRIMMEL'S MOBILE HOME PARK, LLC
7735/182 -- 4-23-2009
70 PINWOODS ROAD
TAX MAP R-6, LOT 30

REMAINING LAND OF
CRIMMEL'S MOBILE HOME PARK, LLC
7735/182 -- 4-23-2009
70 PINWOODS ROAD
TAX MAP R-6, LOT 30

REMAINING LAND OF
CRIMMEL'S MOBILE HOME PARK, LLC
7735/182 -- 4-23-2009
70 PINWOODS ROAD
TAX MAP R-6, LOT 30

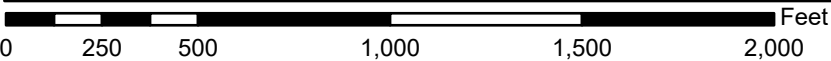
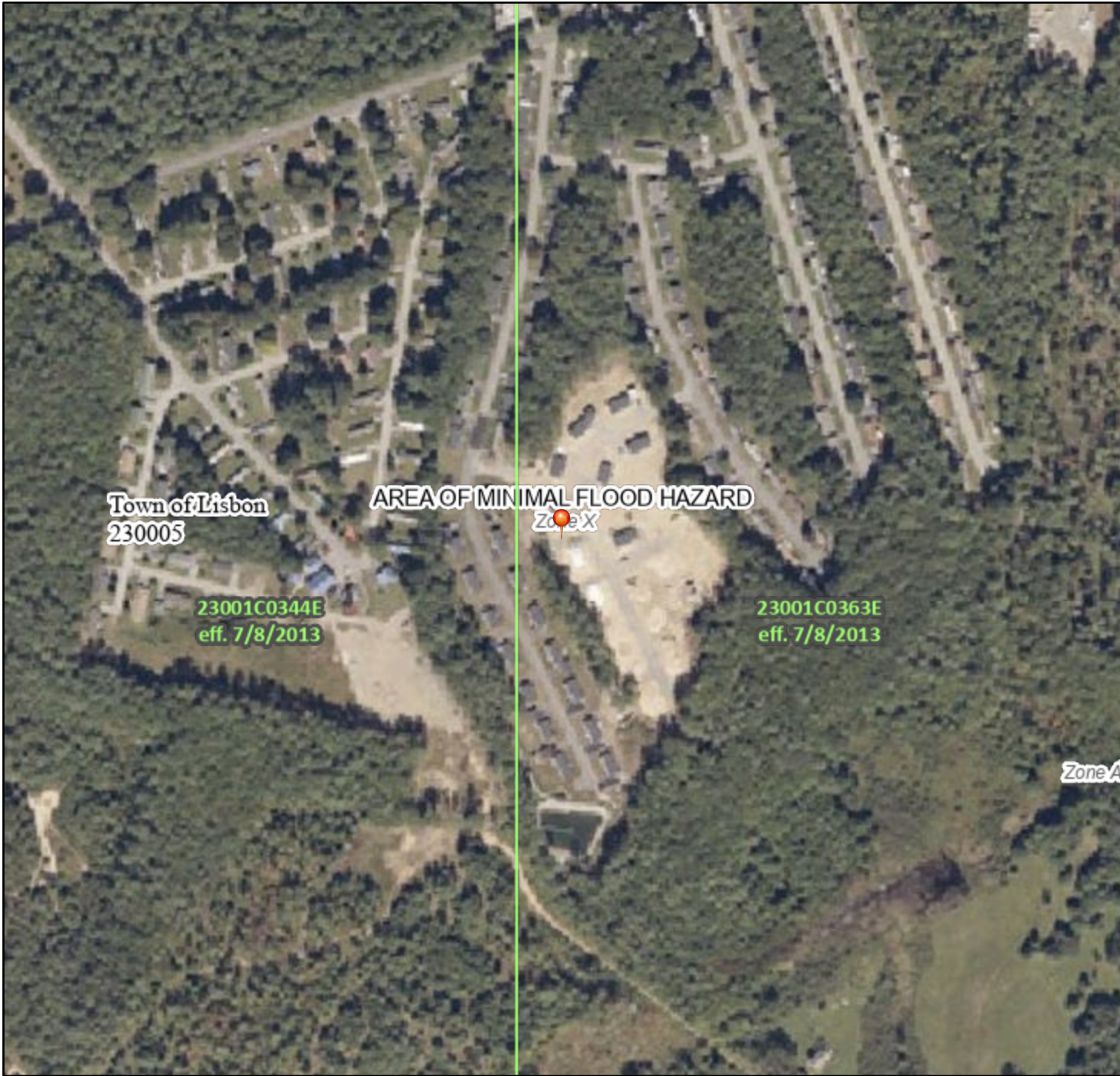
REMAINING LAND OF
CRIMMEL'S MOBILE HOME PARK, LLC
7735/182 -- 4-23-2009
70 PINWOODS ROAD
TAX MAP R-6, LOT 30



National Flood Hazard Layer FIRMMette



70°7'47"W 44°1'28"N



1:6,000

70°7'10"W 44°1'12"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/7/2026 at 2:45 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



TOWN OF LISBON

300 Lisbon Street
Lisbon, ME 04250

Tel: (207) 353-3000 x 106

Fiscal Year: July 1, 2025 to June 30, 2026

THIS IS THE ONLY TAX BILL YOU WILL RECEIVE



GRANT, DARLENE
15 TRENT DR
LISBON ME 04250-6275

ACCOUNT: 001461 RE
NAME: GRANT, DARLENE

MILL RATE: \$17.25
BOOK PAGE:

MAP/LOT: R08-030-139
LOCATION: 15 TRENT DRIVE
ACREAGE: 0.00

2026 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION

LAND VALUE	0
BUILDING VALUE	162,100
TOTAL: LAND & BLDG	162,100
HOMESTEAD EXEMPTION	23,750
OTHER EXEMPTIONS	0
NET ASSESSMENT	138,350
	2,386.54
TOTAL TAX	0.00
LESS PAID TO DATE	
TOTAL DUE ->	2,386.54
WITHOUT HOMESTEAD EXEMPTION: \$2,796.23	

FIRST HALF DUE: 1,193.27
SECOND HALF DUE: 1,193.27

TAXPAYER'S NOTICE

INTEREST AT 7.5% PER ANNUM CHARGED STARTING 10/15/2025 AND 3/17/2026.

As per state law, the ownership and taxable valuation of ALL real estate and personal property was determined as of April 1, 2025. If you have sold your real estate since April 1, 2025, it is your obligation to forward this bill to the current property owner.

A LIEN WILL BE PLACED ON ALL REAL ESTATE FOR WHICH TAXES REMAIN UNPAID AFTER EIGHT MONTHS AND NO LATER THAN ONE YEAR FROM THE DATE OF COMMITMENT.

INFORMATION

This bill is for the current tax year July 1, 2025 through June 30, 2026 only. Past due amounts are NOT included. To receive information regarding payments, interest, fees, or refunds please contact the Tax Office at (207) 353-3000, ext. 106.

Your tax bill has already been reduced 52% due to State Funds received for Essential Services and Programs for Education, Municipal Revenue Sharing, Homestead, BETE Exemption, and Veteran's Reimbursement.
As of 06/30/2025 Lisbon's total bonded indebtedness is \$20,049,774.

CURRENT BILLING DISTRIBUTION

	RATE	PERCENTAGE	AMOUNT
COUNTY	1.03	6.00 %	\$ 143.19
MUNICIPAL	7.94	46.00 %	\$ 1,097.81
SCHOOL	8.28	48.00 %	\$ 1,145.54
TOTAL	\$17.25	100.00 %	\$ 2,386.54

REMITTANCE INSTRUCTIONS

Please make check or money order payable to
TOWN OF LISBON and mail to

TOWN OF LISBON
ATTN: TAX COLLECTOR
300 LISBON STREET
LISBON, ME 04250



TOWN OF LISBON, 300 LISBON STREET, LISBON, ME 04250

FISCAL YEAR 2026

153030

ACCOUNT: 001461 RE
NAME: GRANT, DARLENE

MAP/LOT: R08-030-139
LOCATION: 15 TRENT DRIVE
ACREAGE: 0.00

INTEREST BEGINS ON 3/17/2026

DUE DATE AMOUNT DUE AMOUNT PAID

3/16/2026 1,193.27

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

00002082026320261613200001193275

TOWN OF LISBON, 300 LISBON STREET, LISBON, ME 04250

FISCAL YEAR 2026

ACCOUNT: 001461 RE
NAME: GRANT, DARLENE

MAP/LOT: R08-030-139
LOCATION: 15 TRENT DRIVE
ACREAGE: 0.00

INTEREST BEGINS ON 10/15/2025

DUE DATE AMOUNT DUE AMOUNT PAID

9/15/2025 1,193.27

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT

00002082026320261613200001193275



Auburn Office
177 Turner Street
P.O. Box 3070
Auburn, ME 04210

1-800-675-2233

South Paris Office
16 Charles Street
South Paris, ME 04281

1-800-675-2233

Bridgton Office
161 Portland Road
P.O. Box 70
Bridgton, ME 04009

207-647-2882

IF THE OIL BURNER FAILS TO OPERATE:

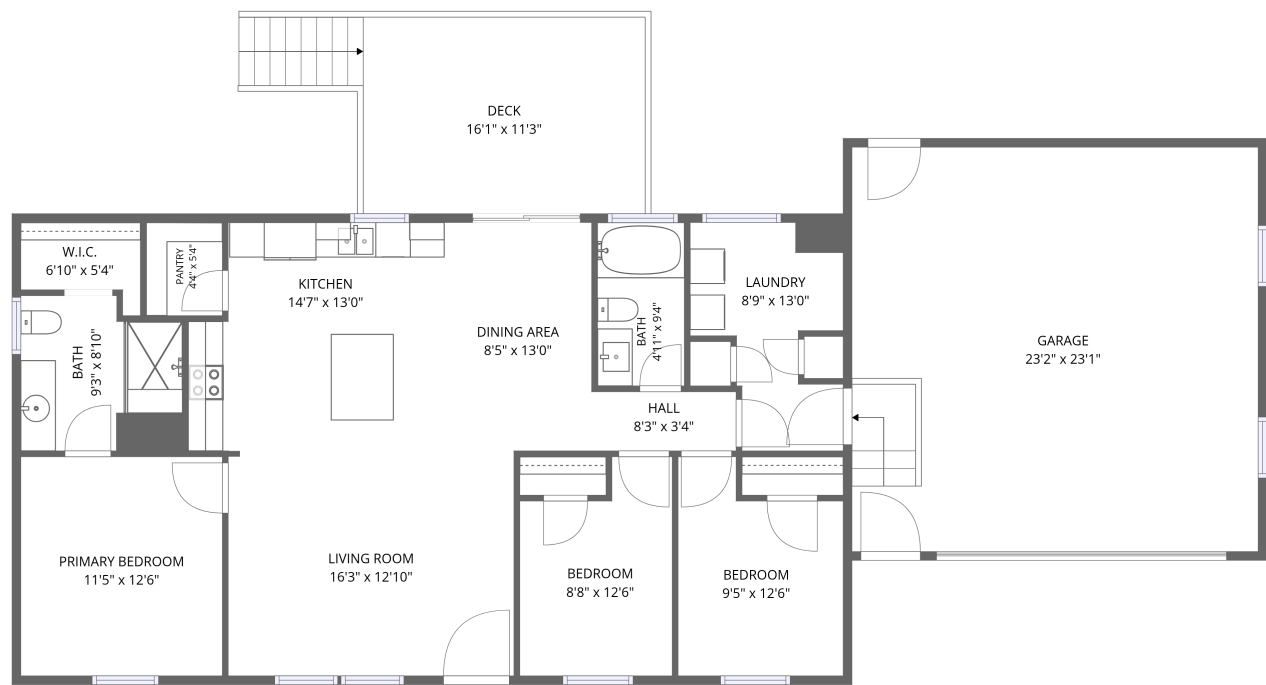
1. BE SURE THAT THE OIL BURNER SWITCH IS ON.
2. MAKE SURE THAT THERE IS OIL IN THE TANK.
3. CHECK CIRCUIT BREAKER FOR BLOWN FUSE.
4. THERMOSTAT SHOULD BE SET ABOVE ROOM TEMPERATURE.
5. PRESS RED RESET BUTTON ON SAFETY CONTROL. **ONLY ONCE!**
6. CHECK TO SEE IF FLAME COMES ON.
7. IF BURNER STILL FAILS TO OPERATE - CALL FOR SERVICE.

LICENSED TECHNICIAN	DATE	SERVICE PERFORMED/REPAIRS MADE/PARTS USED
Chad L	12-23-25	C85-60emA-109-Hoghair

SALES & SERVICE

Home data report

15 Trent Dr, Lisbon, Androscoggin County, Maine, United States, 04250



1st floor

Total Area: 1284 sq. ft
1st Floor: 1284 sq. ft
Excluded: Garage 572 sq. ft, Deck 208 sq. ft

Property summary

 **1** Floors

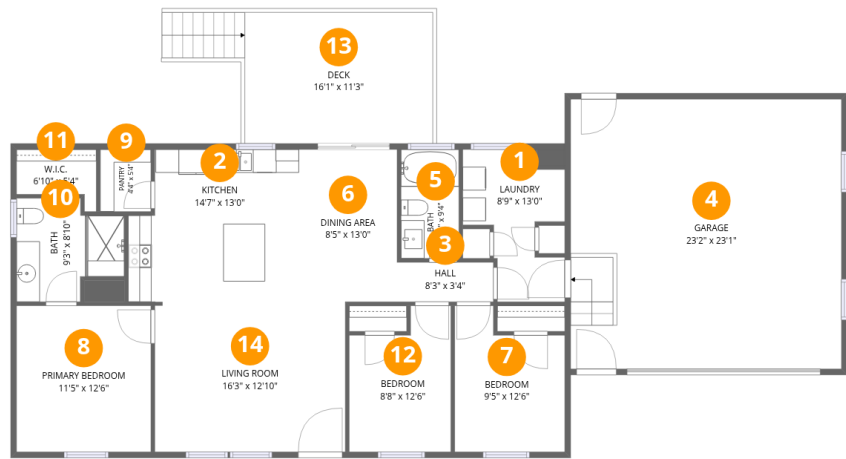
 **3** Bedrooms

 **2** Bathrooms

 **1** Garages

Home data report

15 Trent Dr, Lisbon, Androscoggin County, Maine, United States, 04250



Room dimensions

Floor 1 Total:1284sqft Excluded: 780sqft

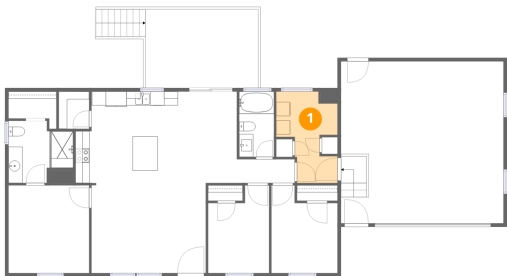
#		Dimensions	sqft	Counted as living area
1	Laundry	8'9" x 13'0"	83 sq. ft	Yes
2	Kitchen	14'7" x 13'0"	177 sq. ft	Yes
3	Hall	8'3" x 3'4"	28 sq. ft	Yes
4	Garage	23'2" x 23'1"	534 sq. ft	No
5	Bath	4'11" x 9'4"	46 sq. ft	Yes
6	Dining Area	8'5" x 13'0"	109 sq. ft	Yes
7	Bedroom	9'5" x 12'6"	102 sq. ft	Yes
8	Primary Bedroom	11'5" x 12'6"	143 sq. ft	Yes
9	Pantry	4'4" x 5'4"	23 sq. ft	Yes
10	Bath	9'3" x 8'10"	68 sq. ft	Yes
11	W.I.C.	6'10" x 5'4"	28 sq. ft	Yes

Home data report

15 Trent Dr, Lisbon, Androscoggin County, Maine, United States, 04250

#		Dimensions	sqft	Counted as living area
12	Bedroom	8'8" x 12'6"	95 sq. ft	Yes
13	Deck	16'1" x 11'3"	208 sq. ft	No
14	Living Room	16'3" x 12'10"	209 sq. ft	Yes

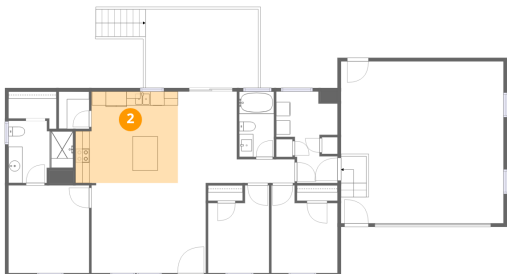
1 Floor 1 - Laundry



Dimensions: 8'9" x 13'0"
Area: 83 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

2 Floor 1 - Kitchen



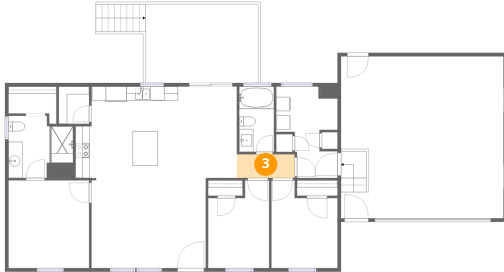
Dimensions: 14'7" x 13'0"
Area: 177 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

Home data report

15 Trent Dr, Lisbon, Androscoggin County, Maine, United States, 04250

3 Floor 1 - Hall



Dimensions: 8'3" x 3'4"
Area: 28 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

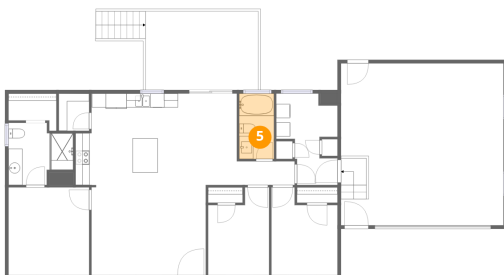
4 Floor 1 - Garage



Dimensions: 23'2" x 23'1"
Area: 534 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

5 Floor 1 - Bath

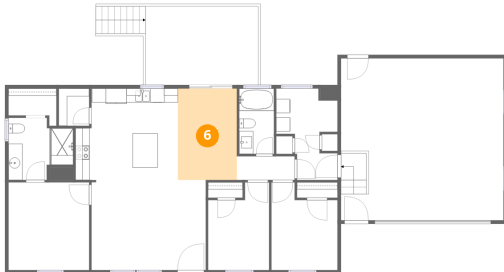


Dimensions: 4'11" x 9'4"
Area: 46 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

15 Trent Dr, Lisbon, Androscoggin County, Maine, United States, 04250

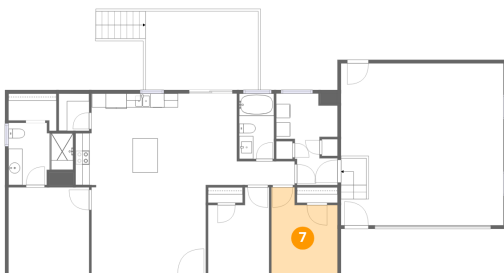
6 Floor 1 - Dining Area



Dimensions: 8'5" x 13'0"
Area: 109 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

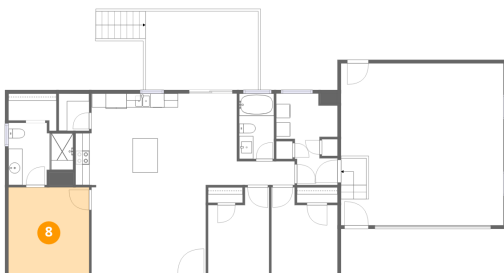
7 Floor 1 - Bedroom



Dimensions: 9'5" x 12'6"
Area: 102 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

8 Floor 1 - Primary Bedroom



Dimensions: 11'5" x 12'6"
Area: 143 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

Home data report

15 Trent Dr, Lisbon, Androscoggin County, Maine, United States, 04250

9 Floor 1 - Pantry



Dimensions: 4'4" x 5'4"
Area: 23 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

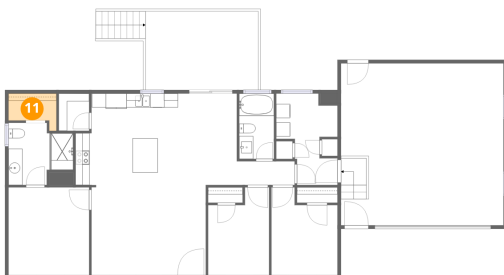
10 Floor 1 - Bath



Dimensions: 9'3" x 8'10"
Area: 68 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

11 Floor 1 - W.I.C.

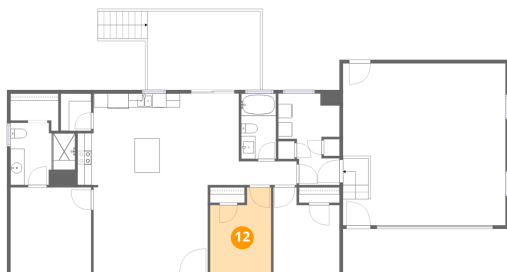


Dimensions: 6'10" x 5'4"
Area: 28 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

15 Trent Dr, Lisbon, Androscoggin County, Maine, United States, 04250

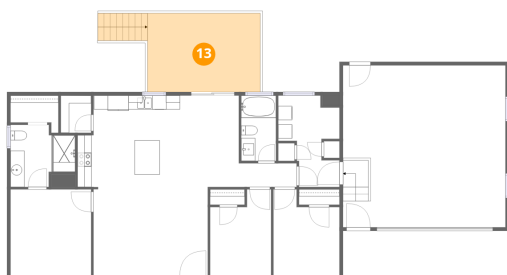
12 Floor 1 - Bedroom



Dimensions: 8'8" x 12'6"
Area: 95 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

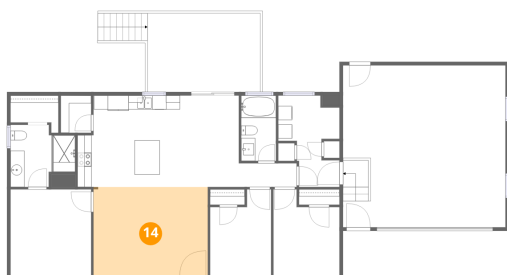
13 Floor 1 - Deck



Dimensions: 16'1" x 11'3"
Area: 208 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

14 Floor 1 - Living Room



Dimensions: 16'3" x 12'10"
Area: 209 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

Data Plate

CMH MANUFACTURING, INC.

MARLETTE HOMES
30 INDUSTRIAL PARK RD
LEWISTOWN, PA 17044

Date of Manufacture **3-17-2022** Plant # **00956** NTA2090470 HUD # **NTA2090471**

Manufacturer's Serial Number and Model Unit Designation

LRW116941PAAB 56MAR28483AH22

Designed Approval by [D.A.P.I.A.]

NTA

This manufactured home is designed to comply with the Federal Manufactured Home Construction and Safety Standard in force at the time of manufacture. The manufacturer certifies this home is compliant with the Title VI, Toxic Substance Control Act. (For additional information, consult the owner's manual.)

The factory installed equipment includes:

Equipment	Manufacturer	Model Designation
FURNACE	NORTEK	M5SB086ABW
WATER HEATER	RHEEM	PROR40M2RH95
FIREPLACE	N/A	N/A
SMOKE ALARM	BRK	9120B/SC9120B
RANGE	FRIGIDAIRE	FFRF3054TBS
REFRIGERATOR	FRIGIDAIRE	FRSS2323AB0
DISHWASHER	FRIGIDAIRE	FFCD2418UB3A
MICROWAVE	FRIGIDAIRE	FFMV1846VBA
WASHER	N/A	N/A
DRYER	N/A	N/A
A/B	NORTEK	VENTILAIRE III
AC MAKE READY	N/A	N/A

Manufactured Home Constructed for: **Zone 1**

This home has not been designed for the higher wind pressures and anchoring provisions required for ocean/coastal areas and should not be located within 1500' of the coastline in the Wind Zones II and III, unless the home and its anchoring and foundation system have been designed for the increased requirements specified for Exposure D in ANSI/ASCE 7-88.

This Home **Has Not** been equipped with storm shutters or other protective coverings for windows and exterior door openings. For homes designed to be in Wind Zones II and III which have not been provided with shutter or equivalent covering devices. It is strongly recommended that the home be made ready to be equipped with these devices in accordance with the method recommended in the manufactures printed instructions.

This manufactured home **IS NOT** designed to accommodate the additional loads imposed by the attachment of an attached accessory building or structure in accordance with the manufacturer installation instructions.



WIND ZONE: ○ Zone 1 △ Zone 2 ● Zone 3 Middle 30 PSF



ROOF LOAD ZONE: ● 15-20-0 PSF 30 sec △ 25-30-0 PSF 30 sec ○ 31-35-0 PSF 30 sec

Comfort Heating

This manufactured home has been thermally insulated to conform with the requirements of the federal manufactured home construction and the safety standards for all locations within climate zone **III**

Heating equipment manufacturer and model (see list at left).

The above heating equipment has the capacity to maintain an average of 70° F temperature in this home at outdoor temperatures of **-93** °F.

To Maximize furnace operating economy and to conserve energy, it is recommended that this home be installed where the outdoor winter design temperature (97.5%) is not higher than **44** °F.

The above information has been calculated assuming a maximum wind velocity of 15 m.p.h. standard atmospheric conditions.

Comfort Cooling

☐ **Air Conditioner provided at factory (Alternate I)**

Air conditioner manufacturer and model (See list at left).

Certified capacity **B.T.U./hour** in accordance with the appropriate air conditioning and registration institute standards. The central air conditioning system provided in this home has been sized assuring an orientation of the front (hitch end) of the home facing **On this basis, the system** is designed to maintain an indoor temperature of 75°F when outdoor temperatures are **°F dry bulb and °F wet bulb.**

The temperature to which this home can be cooled will change depending upon the amount of exposures of the windows of this home in the sun's radiant heat. Therefore, the home's heat gains will vary dependent upon its orientation to the sun and any permanent shading provided. Information concerning the calculation of cooling loads at various locations, window exposure and shadings are provided in Chapter 22 of the 1981 edition of the ASHRAE Handbook of Fundamentals.

Information necessary to calculate cooling loads at various locations and orientations is provided in the special comfort cooling information provided with this manufactured home.

☒ **Air Conditioner not provided at factory (Alternate II)**

The air distribution system of the home is suitable for the installation of the central air conditioning. The supply of air distribution system installed in this home is the sized for the manufactured home central air conditioning system of up to **49,500** B.T.U./hr. rated capacity which are certified in accordance with the appropriate air conditioning and refrigeration institute standards when the air circulators of such air conditioner are related at 0.3 inch water column static pressure or information necessary to calculate cooling loads at various locations and orientation is provided in the special comfort cooling information provided with this manufactured home.

☐ **Air Conditioner not recommended (Alternate III)**

The air distribution system of this home has not been designed in anticipation of its use with a central air conditioning system.

INFORMATION PROVIDED BY THE MANUFACTURER NECESSARY TO CALCULATE SENSIBLE HEAT GAIN

Walls (Without windows and doors)	"U"	.0640
Ceilings and roofs of light color	"U"	N/A
Ceilings and roofs of dark color	"U"	.0323
Floors	"U"	.0476
Air ducts in floor	"U"	.0513
Air ducts in ceiling	"U"	N/A
Air Ducts installed outside the home	"U"	N/A

The following are the duct areas in this house

Air ducts in the floor	170	Sq. Ft.
Air ducts in the ceiling	N/A	Sq. Ft.
Air ducts outside the home	N/A	Sq. Ft.

To determine the required capacity of the equipment to cool a home efficiently and economically, cooling load (heat gain) calculation is required. The cooling load is dependent on the orientation location and the structure of the home. Central air conditioner operates most efficiently and provide the greatest comfort when their capacity closely approximates the calculated cooling load. Each home's air conditioner should be sized in accordance with Chapter 22 of the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Handbook of Fundamentals once the location and orientation are known.



Zones
Color ● △ ○
U-Values 0.046 0.048 0.079

DO NOT REMOVE

AS EVIDENCED BY THIS LABEL NO.

NTA2090471

THE MANUFACTURER CERTIFIES TO THE BEST OF THE MANUFACTURER'S KNOWLEDGE AND BELIEF THAT THIS MANUFACTURED HOME HAS BEEN INSPECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND IS CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS IN EFFECT ON THE DATE OF MANUFACTURE. SEE DATA PLATE.

AS EVIDENCED BY THIS LABEL NO.

NTA2090470

THE MANUFACTURER CERTIFIES TO THE BEST OF THE MANUFACTURER'S KNOWLEDGE AND BELIEF THAT THIS MANUFACTURED HOME HAS BEEN INSPECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND IS CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS IN EFFECT ON THE DATE OF MANUFACTURE. SEE DATA PLATE.



STATE OF MAINE NEW MANUFACTURED HOME WARRANTY

This SEAL remains the property of THE STATE OF MAINE MANUFACTURED HOUSING BOARD

10 M.R.S.A.. Section 1404. Written warranty: contents

A statutory warranty is established under which both the manufacturer and the dealer certify that to the best of their knowledge, the home is free from any substantial defects in materials and workmanship. Specifically, this warranty provides the following:

1. **Defects.** That the new home is free from any substantial defects in materials and workmanship;
2. **Corrective action.** That the manufacturer or dealer or both shall take appropriate corrective action at the site of the new home in instances of substantial defects in materials or workmanship, which become evident within one year from the date of delivery of the new home to the consumer, provided the consumer or his transferee gives written notice of such defects to the manufacturer or dealer at their business address not later than one year and ten days after date of delivery;
3. **Liability.** That the manufacturer and dealer shall be jointly and severally liable to the consumer for the fulfillment of the terms of warranty, and the consumer may notify either one or both of the need for appropriate corrective action in instances of substantial defects in materials or workmanship;
4. **Name, address and phone number of manufacturer.** That the name, address, and phone number of the manufacturer and the dealer where the consumer must mail or deliver written notice of defects to either the dealer or the manufacturer, or both, shall be provided to the consumer;
5. **Responsibility.** That while the manufacturers of any or all appliances may also issue their own warranties, the primary responsibility for appropriate corrective action under the warranty rests with the dealer and manufacturer, and the consumer should report all complaints to the dealer and manufacturer initially; and
6. **Warranty supplemental.** That this statutory warranty is in addition to any express warranty provided by the manufacturer or dealer and any warranty created by state or federal law, including the implied warranties of merchantability and fitness for a specific purpose (11 M.R.S.A., Section 2-316(5)). This warranty shall be in addition to and not in derogation of all other rights and privileges which such consumer may have under any other law or instrument. The manufacturer or dealer shall not require the consumer to waive any of the rights provided by this warranty.

If after contacting both the dealer and manufacturer concerning potential defects in your home, and these defects remain unresolved, you may contact the DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION, MANUFACTURED HOUSING BOARD, 35 STATE HOUSE STATION, AUGUSTA, MAINE 04333, TELEPHONE (207) 624-8612.

15 Trent

INSTALL NO **35510**

STATE OF MAINE



MANUFACTURED HOUSING BOARD
35 STATE HOUSE STATION, AUGUSTA, ME 04333
HOME INSTALLATION WARRANTY

THIS SEAL REMAINS THE PROPERTY OF THE MANUFACTURED HOUSING BOARD

☒ New Mobile (HUD Code) ☐ Modular (State Certified)

- A. HUD label number (if applicable) and Serial number: LEW116541 PAAB
- B. State Certification Seal number (Modular Homes Only): _____
- C. Maine Warranty Seal number (All Homes): X
- D. Maine State Sales Tax number: 0241986
- E. Dealer name: Grimmel's Mobile Home Park
- F. Installer's name: Sara
- G. Installer's address: 70 Pinewest Rd. Lisbon ME 04250
- H. Installer's license #: DL90000326 Telephone #: (207) 7826020
- I. Date Installed: 3.25.22
- J. Customer Name and physical address where home is installed:

Grimmel's Mobile Home 15 Trent Dr Lisbon, Maine

I, Betty Grimmel, of Grimmel's Mobile Home duly attest that the above manufactured home has been installed to conform to the Installation Standards required by the State of Maine Manufactured Housing Board.

Signature of Installer: _____

10 M.R.S.A. §1404-A. Installation Warranty

The installer or the installer and the dealer, when the dealer is responsible for the installation, shall provide a written warranty with each new manufactured housing unit installed for a buyer. The installer shall complete and affix this seal to the home at the time of installation.

- Materials and workmanship.** That the installation is free from any substantial defects in materials or workmanship;
- Corrective action.** That the installer or the installer and the dealer, when the dealer is responsible for the installation, shall take appropriate corrective action at the site of the manufactured housing in instances of substantial defects in materials or workmanship that become evident within one year from the date of the installation of the manufactured housing if the buyer or the buyer's transferees gives written notice of the defects to the installer or the installer and the dealer, when the dealer is responsible for installation, at the installer's or the installer's and the dealer's business address no later than one year and 10 days after the date of installation;
- Liability.** That the installer or the installer and the dealer, when the dealer is responsible for the installation, are liable to the buyer for the fulfillment of the terms of the warranty; and
- Name, address, and phone number of installer.** The name, address and phone number of the installer or the installer and the dealer, when the dealer is responsible for the installation, to whom written notice of defects must be mailed or delivered by the buyer.

If you have a problem with your home, you should first contact your installer or dealer. If the problem is not resolved by the installer or dealer, you can contact the **Manufactured Housing Board at (207) 624-8612.**

Yellow Copy – Manufactured Housing Board

White Copy – Retain for Your Records

Seal – Affix to Home

GRIMMEL'S MOBILE HOME PARK, LLC.

RENTAL AGREEMENT

1. Parties: This Rental Agreement is made this day of _____, 20____ by and between Grimmel Mobile Home Park LLC, hereinafter called "Park Management" whose mailing address is PO Box 403 Lisbon Me 04250 and _____ of _____ (hereinafter called "homeowner" or "tenant"). Approval for occupancy is also extended to the additional registered person(s) comprising the homeowner's family structure:

<u>Name</u>	<u>Relationship</u>	<u>DOB</u>
_____	_____	_____
_____	_____	_____

No additional person or other individuals are permitted to reside with homeowner without the express, prior permission of Park Management. Homeowner may neither assign this agreement nor sublet the mobile home.

2. Park Rules and Regulations: Homeowners does hereby acknowledge receipt of the Park Rules and Regulations ("Park Rules"), along with a copy of the State Law governing Mobile Home Parks, Title 10, Chapter 953, of the Maine Revised Statutes Annotated. Having had an opportunity to review said Rules and Regulations. Homeowner further acknowledges that this Agreement and/or the Park Rules may be changed by Park Management anytime in the future upon giving the homeowner thirty (30) days written notice setting forth the date upon which such change shall become effective. Violation of the above-referenced Park Rules and/or this Agreement may, at the sole discretion of Park Management, lead to eviction pursuant to the laws of this state and pursuant to this Agreement and/or the Park Rules. The Park Rules are attached hereto and incorporated herein as "Exhibit A" to this Agreement.

3. Term: Each homeowner's tenancy is for three (3) months beginning January 1st of the year. The tenancy in the park is not a tenancy-at-will. The tenancy continues for successive three-month periods beginning on April 1st, July 1st, and October 1st until terminated pursuant to this Agreement and/or the Park Rules. The tenancy will be terminated and the homeowner evicted for violation of this Agreement and/or the Park Rules as more fully detailed in this Agreement and the Park Rules. An initial tenancy will be three months or less to as to coordinate the homeowner's tenancy with the above terms referenced in this paragraph.

4. Leased Premises: Homeowner does hereby lease from Park Management a certain lot of parcel of land known as Lot # _____, Grimmel's Mobile Home Park, (town/city), Maine. No ownership right whatsoever arise from this Rental Agreement.

5. Removal of Home from the Park: Upon termination of the tenancy, through sale of the mobile home or otherwise, said mobile home must be removed unless Park Management agrees to enter into a new Rental Agreement. A homeowner shall notify Park Management at least 10 days before connecting the mobile home to a tow vehicle for removal. A deposit of \$500.00 is required prior to removal. Removal of

the mobile home shall be preceded by providing the management a copy of the City or Town removal permit. Within 3 days after removing a home from the Park, the homeowner shall restore the site to a condition at least equal to or better than at the beginning of the tenancy. If the site is not cleaned and restored within 3 days of removal of the home, Park Management will assess a charge that may be deducted from the deposit for cleaning and restoring the site. All rental payments, utility, sewer, water and other incidental service charges and late fees must be paid in full before the mobile home is removed from the Park.

6. Ownership of Mobile Home: The homeowner has represented to Park Management that he/she/they/it is the owner of the mobile home described in Section 5 below. Any transfer of the title to said mobile home to any other person or entity is prohibited unless approved in writing by Park Management and shall terminate the homeowner's tenancy.

7. Mobile Home: Homeowner is hereby authorized to locate the following describe mobile (and no other):

Make and Year: _____ Model: _____

Serial Number: _____ Color: _____

8. Initial Setup: Set up of the mobile home in the Park is the sole responsibility of the homeowner and is subject to the Park Management's inspection and approval for compliance with federal, state, local laws, codes, ordinances and regulations. The home is also subject to the Park Management's inspection and approval for compliance with the Park Rules and any agreements executed by the homeowner as to the standards for new residents. A new resident must install factory-designed vinyl skirting around the mobile home within 30 days of the mobile being set within the Park. The homeowner shall obtain all necessary city and town permits for connection of the mobile home to water, sewer and electrical service and shall provide Park Management with copies of all such permits prior to commencing the set up.

9. Rent: The monthly rent shall be 300.00. The initial monthly rent shall be payable in advance prior to homeowner moving into the Park and on the first day of each month thereafter until this Agreement is terminated in accordance with this Agreement and/or the Park Rules. The monthly rent may be changed by Park Management at any time in the future, as circumstance require, upon giving thirty (30) days written notice to the homeowner setting forth the date upon which such change shall became effective. Rent received after the fifteenth (15TH) day of the month shall be considered late and constitute a material breach of this Agreement

10. Late fee/Notice to Quit and/or Notice of Termination Service Fee: If a payment of rent is not made within 15 days from the time it is due, a four percent (4%) charge will be automatically assessed to the homeowner's account for late payment of rent. Any late fee for late payment of rent is immediately due and payable upon assessment. If a notice to quit and/or notice of termination is served on the homeowner an additional incidental service charge of at least \$40.00 will be assessed to cover the costs of service.

11. Entrance Fee: Each new homeowner is required to pay an entrance fee when purchasing either a new or used mobile home in the Park. Payment of this fee is required both for homes being situated on a

lot in the Park. This Entrance Fee is two (2) times the monthly rent. This amount must be paid in advanced and is not refundable under any circumstances.

12. Security Deposit: Each new homeowner after September 1, 1990 shall pay to Park Management a security deposit equivalent to two month's rent. Said deposit may be retained by Park Management upon termination of the tenancy in accordance with Maine laws.

13. Fee, Charges and Assessments: Homeowner does hereby agree to pay all fees, charge, and assessments when due pursuant to the Rules and Regulations of the Mobile Home Park. Any such fees Charges and assessments may be increased by Park Management upon giving thirty (30) days written notice.

14. Termination of Tenancy by Tenant: Homeowner may terminate his/her/its tenancy by providing written notice before the end of his/her/its current three-month tenancy. Upon such notice, the tenancy shall terminate forty-five (45) days from the beginning of the next term.

15. Termination of Tenancy by Park Management: If the tenancy is terminated, the homeowner will be evicted from the Park and his/her/their mobile home removed. The tenancy may be terminated by Park Management on any of the following bases for breach of this Agreement and/or the Park Rules:

a. Non-Payment of rent, utility, sewer charges, late fees or incidental service fees: Rent must be paid in accordance with this Agreement and/or Park Rules with the first month paid in advance of the homeowner moving into the Park and on the 1st day of each month thereafter. Similarly, utilities, sewer charges, late fees and other incidental service charges are due in accordance with this Agreement and/or the Park Rules. Non-payment of rent, utility charges, sewer charges, late fees, or incidental service charges in accordance with this Agreement and/or the Park Rules will result in termination of the tenancy, the homeowner will be evicted, and the mobile home removed from the Park.

b. Uncorrected violation of Park Rules/ Rental Agreement: When the Management determines a homeowner has violated a park rule or violated this Rental Agreement, it will notify the homeowner in writing and give him/her/them an opportunity to come into compliance. After having received written notice of a violation, if a homeowner fails to comply with the Park Rules or this Agreement, his/her/their tenancy will be terminated, he/she/they will be evicted, and his/her/their mobile home will be removed from the Park.

c. Three corrected violations of Park Rules within twelve (12) month: A homowner that receives three (3) or more notice of Park Rules violations within any twelve (12) month period, even though each is corrected, will have his/her/their tenancy terminated, he/she/they will be evicted, and his/her/their mobile home will be removed from the Park.

d. Non-Payment of incidental service charges for damage or rule violation: Incidental service charges may be assessed for work done on the homeowner's site to correct a rule violation or for damage done to the community property. An incidental service charges are due in accordance with

the Park Rules. Non-payment of an incidental service charge will result in a termination of the tenancy, the tenant will be evicted, and the mobile home removed from the community.

e. Damage to property: Damage by the homeowner or homeowner's co-habitees, guests, or invitees to the premises, not including reasonable wear and tear.

f. Repeated disturbances: Repeated conduct of the homeowner or the homeowner's co-habitees upon the mobile home park premises that disturbs the peace and quiet or safety of other tenants in the mobile home park.

g. Renovation or reconstruction: Renovation or reconstruction of a portion of the Park under the terms and circumstances allowed by state statute as more fully set forth in M.R.S. § 9097.

16. Subletting not allowed: The lots are rented to homeowner only as provided above. A homeowner shall not lease, rent, sublet, assign or transfer the tenancy of all or part of the site or mobile home.

17. Homeowner is responsible for real estate taxes: The homeowner shall be solely responsible for all municipal real estate taxes assessed against each mobile home, including any interest charges for late payments and paid in accordance with this Agreement and/or the Park Rules.

18. Rent does not include sewer, utilities or other incidental charges: Monthly rent does not include any sewer, utility, late fees, service of process charges, service charges or other incidental charges.

19. Returned checks: There will be an incidental service charge for checks returned for any reason, including, but not limited to, insufficient funds or account closed. Such a check will not be considered as received. An incidental service charge of \$10.00 for each returned check will be assessed to the homeowner.

20. Application of payments: Notwithstanding any notes or directions from the homeowner, payments shall be first applied to late fees, service charges, service of process charges, sewer and/or utility charges or other incidental charges before applying payment to monthly rent.

21. Waiver: Park Management retains the right, for demonstrated good cause, to waive in writing any one or more violations of any rule with respect to one or more homeowners. Waiver of any rule shall not be deemed a waiver of any other rule unless expressly stated therein, nor shall a waiver on behalf of any unspecified individual or individual's be deemed a waiver for any unspecified individuals.

22. Indemnification: Homeowner agrees to indemnify and save Park Management harmless from all liability, loss, or damage arising from any nuisance made or suffered on the lease premises by the homeowner, his household members, his guests, of his invitees, or any carelessness, neglect, or improper conduct of any such persons. All personal property of the homeowner shall be kept and maintained at the sole risk of said individual. Park Management shall not be liable for damages to or loss of any property of any kind which may be lost or stolen damaged or destroyed by wind, fire, water, steam, defective

refrigeration, or otherwise while on he leased premises. Park Management cannot and will not accept any liability because of “acts of God”. Homeowner agrees to defend (including payment of attorney’s fee and court costs), indemnify and hold Park Management harmless from any loss, damage, claim, demand, suits, judgments or liabilities to which Park Management may be put arising from any injury or resulting from the use of the leased premises or common areas by homeowner, his household member, his guests, or his invitees. This indemnification is for the negligence of the tenant, household members, homeowner, guests and/or invitees and is not intended to absolve the Park from liability for the negligence of the Park owner or operator or the agent of the park owner or operator.

23. Tenant is responsible for sewer charges and other utility charges, late fees and other incidental charges: Tenant will receive a quarterly sewer assessment based on meter reading. Tenant’s payment of the sewer shall be made no later than fifteen (15) days from the date of the assessment by park management. Other charges, including, but not limited to other utility charges, late fees, service charges and other incidental charges shall be made no later than fifteen (15) days from the date of the assessment by the park management. Any other charges are due in accordance with this Agreement and/or the Park Rules.

PARK RULES AND REGULATIONS

In order to provide a pleasant environment in which to live, and to preserve your peace of mind and that of other resident of this Park the following rules are established: Our rules have been developed in part to preserve the kind of atmosphere our park residents have indicated they want to have.

These park rules and regulations may be amended, modified or supplemented in the future as may be deemed to be necessary by Park Owner. Homeowners will receive a minimum of thirty (30) days notice of any such changes. Violation of park rules and regulations may, at the sole discretion of Park Owner, lead to eviction pursuant to the laws of this State and in accordance with these Rules and the Rental Agreement both of which are incorporated herein.

I. REGISTRATION, INSURANCE: Prior to being accepted as a resident of this Park, you must have filled out an Application and have a signed Rental Agreement (“Rental Agreement”). The Rental Agreement is hereby incorporated herein by reference. You must also provide proof of homeowner’s insurance, including comprehensive personal liability insurance in a minimum amount of \$ 100,000.00. Once these items are completed, and you have provided proof of insurance, you will be notified as to whether you will be accepted as a resident of the Park. If accepted, you will be provided with a copy of Title 10, Chapter 953, Maine Revised Statutes Annotated, the law governing landlord-tenant relations in mobile home parks. Upon payment of the entrance fee and first month’s rent and security deposit you may move into the park in accordance with these rules and the Rental Agreement.

Resident agree not to use the premises in any manner that will increase the risks of or rate of insurance or cause cancellation of any insurance policy covering the premises.

Current residents at the time of adoption of these rules are also required to sign a Rental Agreement and to obtain and provide proof of insurance as required above.

II. NUMBER OF OCCUPANTS: VISITORS:

A. NAMES OF OCCUPANTS- The names of all residents in your home are listed in the Rental Agreement. Anyone not listed on the Rental Agreement shall be considered a visitor in the park. The boarding of individuals or the renting of rooms shall not be permitted. The maximum number of residents allowed in any home shall not exceed the number of bedrooms plus one. By way of illustration, the maximum number of residents allowed in a two bedroom home is three. However, if one of the residents is less than 6 years old then then the maximum shall not exceed the number of bedrooms plus two. Any person who stays in the home more than 20 nights in any 6 month period is considered an unauthorized resident for the purpose of this rule and can be grounds for termination.

B. NUMBER OF OCCUPANTS- No more than one person per two hundred (200) square feet is permitted to occupy a home in the park. Only one family may occupy a home.

C. VISITORS- are permitted on a temporary basis. They must comply with all rules and regulations. Homeowners are responsible for the behavior and actions of their visitors.

D. MANAGEMENT DISCRETION- Management reserves the right, in its sole discretion, to restrict the number of visitors at a particular time or to require the immediate removal of any visitor who has failed to comply with these rules.

III. NO SUBLETTING OF HOMES:

A. HOMEOWNER'S RIGHTS- The owner of a mobile home in this Park has the right to sell his or her home provided, however, that he/she has given Management prior written notice of his or her intent to sell and at least forty-five (45) days written notice of the actual sale, and provided that he has complied with all relevant provisions of his rental agreement. The owner shall also provide the Park Management prior to the sale with a proof of payment of all local taxes through the date of sale. No homeowner shall sell the home to a buyer without advising that buyer that the decision as to whether the mobile home may remain in the park rests solely with Park Owner.

B. RESERVATION OF RIGHTS- Park Owner reserves the right to approve or refuse the tenancy of any prospective tenant on any lawful basis whatsoever. Any

prospective tenant must complete an Application for Tenancy, receive approval by Park Owner or its agents, agree to comply with all current rules and regulations (and subsequent amendments thereto), and enter into a Rental Agreement.

- C. **REAL ESTATES AGENTS-** A homeowner who intends to sell his mobile home through a real estate agent must have that agent contact Management prior to listing the mobile home for sale. A copy of our Rules and Regulations will be furnished to the agent. If Management has not been contacted prior to listing the home for sale with an agent, it will be presumed that the home is to be removed from the park when sold. Real estate agents must obtain the approval of Management to place a “For Sale” sign on the park property. A “For Sale” sign may not be placed until Management has received a written notice from the homeowner of his intent to sell.

IV. REMOVAL OF HOMES FROM PARK:

- A. **NOTICE REQUIRED-** The homeowner shall provide the Park Management with a minimum of (10) days’ notice prior to removal of the homeowner’s home from the park. The person who is engaged to remove the home from the park must provide Park Management with a letter signed by the homeowner which indicates that the homeowner has authorized this person to remove the home. It shall be the homeowner’s responsibility to obtain any necessary municipal or state permits in order to move the home. A paid municipal tax receipt must be presented to Park Management at least seven (7) days prior to removal of the mobile home.
- B. **PERMITTED REMOVAL TIMES-** Homes may be removed from the park only between the hours of 8:00 a.m. and 4:00 p.m. and only after the requirements in paragraph VI-A have been met.
- C. **ABANDONMENT OF PREMISES-** Homeowner shall not vacate or abandon the premises at any time during the term. If homeowner shall abandon, vacate, or surrender said premises or be dispossessed by process of law, or otherwise, any personal property, including but not limited to the aforesaid mobile home, remaining on the demised premises after said homeowner has abandoned, vacated, or surrendered said premises or has been dispossessed by the process of law, shall be deemed abandoned and the Park Owner shall dispose of the property by any means provided for under State laws..

V. CARE OF GROUNDS:

- A. **TRASH REMOVAL-** Place your trash in either heavy-duty tied plastic bags or in covered metal or plastic trash cans. Homeowner shall not deposit loose, unwrapped

trash in trash cans. Trash and trash cans are to be stored in the utility shed or at the rear of the lot. Residents shall remove all trash no less than once each week.

- B. SNOW REMOVAL-** Roads will be plowed and sanded by Management as is necessary. Residents are responsible for all snow removal on their lots, and shall maintain a clear path to all doors and utilities, including the electric meter and fuel tank. Residents are responsible for any damage caused by plowing done by another party at their request.
- C. LOT MAINTENANCE-** Grounds must be kept clean and neat at all times. No discarded materials, unnecessary items, building material, trash, junk or other items which create a cluttered appearance may be stored or abandoned outside your home. Residents will at all times maintain the space in an attractive manner and in good repair at their own expense. Residents waive any and all right to have any improvement(s) or repair(s) made at Management's expense. Residents shall not make additions or improvements on the space without first obtaining management's written consent, it being understood that said additions or improvements, if approved by Management, shall be made solely at the expense of the homeowner. Toys, bicycles, etc. are to put away at the end of the day. Television antennas shall be mounted at the rear of the mobile home and shall be kept in good repair. Air conditioners shall be mounted at the rear of the home and shall be kept in good condition. If a lot is not being properly maintained, Management reserves the right, after seven (7) days' notice, to take all necessary steps to clean the lot and to charge the homeowner at the rate of \$15.00 per hour.
- D. LAWNS-** Lawns must be kept neat and well groomed. Lots must be mowed and grass trimmed around and to the edge of your home once a week or as often as is necessary to maintain a neat appearance. If the lawn is not regularly mowed and trimmed or if the height of the grass exceeds five inches (5"), Management will mow and trim the lawn and will charge the homeowner \$25.00 for this service. It is also responsibility for the reasonable and necessary removal or alteration of bushes or trees on the lot. Homeowner shall keep his lawn fertilized and watered to prevent yellowing of grass.
- E. DAMAGE TO LAWN-** Holes dug in the lawn by children or pets, and holes or ruts created by motor vehicles being driven on the lawn, will be filled and reseeded by Management and the resident will be charged the actual cost for this service. Residents shall not cross any lot other than their own, shall always use roadway when going from one lot to another and shall not permit any member of his family or guests to do otherwise.

- F. VACANTS LOTS-** Vacant lots are not to be disturbed or used for any purpose. They are to be left neat and attractive for the next occupants.
- G. CLOTHES LINES-** Clotheslines may be installed at the rear of the lot and only with prior written permission of Park Management. Pre-approval is required so as to avoid potential damage to water and sewer lines. Clotheslines must be of the rotary or umbrella type of aluminum and with a solid base in the ground.
- H. SWIMMING POOLS-** Swimming pools are not permitted in the park.
- I. FIREWOOD-** Firewood must be ordered from an outside vendor and delivered in stove length. Use of chainsaws in the park is prohibited. Firewood must be piled neatly at the rear of the home within twenty-four (24) hours of delivery. Piles shall be neat and shall not exceed five feet (5') in height and ten feet (10') in length.
- J. INSPECTION OF LOT-** Management reserves the right to inspect any lot or the exterior of any home in the park at all reasonable hours.
- K. FIRE PREVENTION-** Open fires are prohibited in the park. Charcoal, gas grills, and hibachis may be used if they are operated properly and are in good working order. It shall be the responsibility of the homeowner to obtain any necessary fire permits from the local fire department. No liquid petroleum, propane or similar gas tank shall be stored inside or under any home or other structure. Gas fuel tanks must be properly installed by an authorized gas company and must be placed at the rear of the home. No flammable materials, including but not limited to gasoline, kerosene or other flammables, may be stored under or within a home.

VI. UTILITIES:

The homeowner is responsible for payment of sewer services supplied to the premises.

- A. WATER AND WATER LINES-** It is important that plumbing be kept in good repair for the health and safety of residents and to avoid unnecessary use of water. Management reserves the right to inspect the outside home for leaky faucets, running toilets or malfunctioning fixtures, upon reasonable notice to the resident, and reserves the right to shut off water to the event of a substantial water leak or constantly running water. Management reserves the right to inspect the inside of the home upon reasonable notice to the resident.
- B. WATERING LAWNS AND WASHING CARS-** Each household is prohibited from watering lawns for more than one hour each day. When washing cars, the

garden hose must have spray nozzle attached to limit water use. Water hoses must be disconnected when not in use.

- C. PREVENT FREEZING-** Water lines under the home must be protected against freezing by the use of heat tapes or adequate pipe insulation. Permitting water to run to avoid freezing of lines is absolutely prohibited. The cost of repair to frozen water lines will be charged to the resident. Park Management will charge a fee of no less than \$100.00 if it is necessary to shut off water to your lot due to frozen water pipes.
- D. LAUNDRY-** Residents may not under any circumstances wash laundry in their homes for anyone other than household members.
- E. SEWER SYSTEM-** Do not flush garbage, sanitary napkins, paper towels, disposable diapers, fat or any other non-soluble item or substance in toilets and drains. Doing so may cause a backup in the sewer system and lead to unsafe conditions. A clogged or disconnected sewer line must be reported immediately to Management and the repair thereof is the sole responsibility of the resident.
- F. WATER/SEWER LINES-** The water and sewer lines are park Management's responsibility at and below ground level, except for problems caused by actions which occur above ground level. Water and sewer lines are the homeowner's responsibility above ground level.
- G. REPAIRS-** The cost of repairing plumbing problems attributable to actions of the homeowner or his household members, guests or invitees will be charged to the homeowner.
- H. FUEL TANK-** Heating oil, propane and other fuel tanks shall be installed in accordance with applicable state and local codes and , in any case, shall be installed a minimum of five feet (5') horizontal distance from the furnace and shall be installed so as not to be visible from the side of the home facing the road. A lot shall have a single tank which is designed for use as a home heating fuel tank. Converting 55-gallon drums or similar containers are prohibited. All installations of heating oil tanks, LP gas and related products must comply with town, county, state and federal codes governing same.
- I. ELECTRICAL SERVICE-** Residents should know to operate electrical shutoff devices on both the inside and outside of the home. Residents are prohibited from attaching any objects in any manner to electric utility service. Wiring from the meter box to the home and inside the home is the resident's responsibility, and residents shall maintain it in accordance with all applicable state and local codes.

Tampering with park electric service, plumbing connections or other park utility connections is strictly prohibited. Please contact Management in the event of problems.

VII. PETS:

The following rules apply to any pets within the park.

Exterior cages and structures for housing animals shall not be erected or installed or maintained on any site.

- A. **Cats.** Residents may have spayed or neutered indoor cats that shall be housed within the resident's mobile home at all times while the cat is within the park. Proof from a veterinarian's that the cat(s) was spayed or neutered and a certificate that the cat received a rabies shot shall be supplied to management before the cat(s) enter the park. Subsequent shot/vaccination documentation shall be supplied to management within 10 days of the shot/vaccination.
- B. **Dogs.** No dog, except "service animals" as defined under Maine law and the Maine Human Rights Commission are allowed in the park or in a home at any time, without prior written consent from management.
- C. **Reptiles.** No alligators or snakes or lizards of any kind are allowed in the park.
- D. **Other pets.** Pets other than those described above, so long as they are pets that are normally and customarily kept as domestic pets, such as tropical fish, birds etc. may be kept in the resident's home. Management reserves the right to determine, in its discretion, whether an animal is kept normally and customarily as a domestic pet. All pets must be kept within the resident's home at all times except when being transported in and out of the park.
- E. **Notwithstanding the provisions set forth herein, "service animals" as defined under Maine Law and the Maine Human Rights Commission shall be permitted with the written consent of management which consent shall not be withheld in the case of "service animals".**

VIII. MOTOR VEHICLES AND OTHER ITEMS:

- A. **REGISTRATION-** No unregistered or uninspected motor vehicle of any size or type are permitted in the park. Permitted vehicles must be in a drivable condition with a quiet muffler system and may be driven only by persons who may legally drive on public roads. Trucks larger than a pickup truck or a van are drivable in the park. No operation of snowmobiles, dirt bikes, motor scooters,

mopeds or ATV's will be permitted in the park. Motorcycles and motorbikes registered for highway use are allowed in the park, but must be driven by a licensed driver in a manner that minimizes noise, and may be driven only directly to and from the park. No vehicles with broken windows or flat tires uncorrected for 14 days are allowed in the Park. Vehicle repairs of any kind are prohibited in the Park.

- B. PARKING-** Motor vehicles must be parked in the driveway of their owner's lot and not on the lawn or grassy areas. Parking is prohibited on roadways between November 1 and March 31.
- C. SPEED LIMIT-** The speed limit is ten (10) miles per hour. **THE SPEED LIMIT IS STRICTLY ENFORCED AND EXCEEDING THE LIMIT MAY BE GROUNDS FOR EVICTION.** Residents will be held responsible for strict observance of the speed limit by themselves, their household members, guests and invitees. Violation of this rule may result in eviction from the park.
- D. REPAIRS, PAINTING-** Expect for minor tune-ups and oil changes, repairs to or painting of vehicles is prohibited. Damage to paved parking area caused by leaking gasoline, oil or other substances shall be the responsibility of the resident and shall be fixed immediately. Vehicles causing such damage shall either be promptly fixed by the resident or be removed from the park.
- E. DELIVERY VEHICLES-** The management specifically reserves the right to restrict the operation of all delivery or other vehicular traffic within the park in the interest of safety and preservation of park grounds and roadways.
- F. DIRT BIKES, MOTOR SCOOTERS, MOPEDS AND ATVS-** Storage or operation of dirt bikes, motor scooters, mopeds or ATVs are prohibited at all times in the Park.
- G. CAMPERS, BOATS AND TRAILERS.** Residents may not store campers, boats, trailers or other such equipment on a Park site or Park Street. To the extent that room is available at a satellite site in the Park, management may provide areas to store this equipment at an agreed upon fee and with proof of insurance from the resident to the management for the items stored. A separate storage agreement may be required of the resident to store such items off the lot. The items must be registered and insured.

XI. HOME OCCUPATIONS AND BUSINESSES:

- A. BABYSITTING-** Babysitting or day care of children is limited to two (2) children and said children must be park residents.

B. COMMERCIAL BUSINESS-No resident nor tenant shall conduct a commercial business within the park except as provided herein.

C. No peddling, soliciting, auctions, yard sales are allowed in the Park at any time.

IX. CONDUCT OF RESIDENTS; CARE OF RESIDENTS PROPERTY:

A. COMPLIANCE WITH LAWS- Homeowners, their household members, guests and invitees shall comply with all local and state laws.

B. NOISE, ALCOHOLIC BEVERAGES- Loud parties, loud musical instruments or radios, or other offensive noise is prohibited especially between the hours of 10:00 p.m. and 8:00 a.m. Noise of any kind which disturbs other residents of the park is prohibited. Drinking inside the privacy of one's home is a personal matter; however, consumption of alcohol elsewhere in the park is prohibited. Shouting, fighting and other forms of disorderly behavior are prohibited. Residents shall confine their activities to the area at the rear of their lot.

C. CHILDREN- For their safety, children are not allowed to play in the park roads at any time. Parents are responsible for the behavior of their children at all times. Children may play on another resident's lot only with the permission of the resident. Children are further prohibited from playing around the mail box area, which said area covers twenty-five feet on all sides of the mailboxes. Tampering with the U.S. Mail is a serious offense and anyone apprehended will be prosecuted.

D. FIREARMS- Absolutely no firearms may be carried or fired in the park. All firearms must be kept unloaded at all times.

E. PROPERTY- Residents are responsible for their own property whether on their own lot or elsewhere in the park. Management assumes no responsibility for lost, stolen or damaged property of residents. If any damage is caused to any property or equipment in the park by the resident due to negligence, misuse or intent, or by that of his household members, guests or invitees, the resident shall be responsible for those damages. The damages shall be measured by the restoration or replacement cost resulting therefrom. These damages shall be assessed to the resident and be due and owing ten (10) days after Management has supplied resident with a written demand for payment.

F. TAXES- Residents are responsible for paying municipal taxes on their home and personal property on a timely basis.

G. HOMES DAMAGED BY FIRE- Any home damaged by fire in a manner whereby it becomes inhabitable or whereby its exterior walls are burned, paints peeled, windows broken or smoke damaged so that it appears unsightly, shall be removed from the park within thirty (30) days at resident's expense, after written notice from the Park Management, regardless of when the insurance company promises settlement. If the home can be repaired on site so that no danger to children or others exists and so that it is no longer unsightly or a nuisance, Park Management shall make a decision regarding its appearance and continued tenancy after repair are made.

H. BIRD FEEDING. Bird feeders for small birds are the only feeders allowed in the Park. Any outdoor feeding of seagulls, pigeons, turkeys, and all other wild animals by residents is prohibited.

X. CONDITION OF HOMES IN THE PARK:

This section of the rules is designed to ensure the safety of the residents in the park. The safety and condition of your home is important to you and your family, but it is also important to your neighbors.

The following standards are applicable at all times with respect to all homes in the park and these rules may be invoked with respect to a home whenever Management has reason to believe that an unsafe condition or a deviation from these standards may exist.

In order to ensure that homes have been maintained in a safe condition that any additions and alteration are safe for human occupancy, the owner must certify to Management that the home and any additions or alteration meet these standards. Upon reasonable notice, management may inspect the home to determine if these standards are being met. Owner of homes which fail to meet the standards contained herein will be given reasonable opportunity to correct any deficiencies in order to meet the standards. If the home is not brought up to these standards, Management may require that the home be removed from the park and/or take steps to terminate the tenancy and evict the resident.

Park Management may allow a home to remain after sale only if it meets the standards for safety, construction and aesthetics set forth below.

Park Management takes no responsibility for the safety of any homes or of its occupants, nor do we certify that a home has met these standards.

- A. EXTERIOR COATING AND SIDING-** The original or replacement siding must be in safe and secure condition, without holes, rust or substantial dents, scrapes, patching or fading. All home must have residential lap siding. Prior written approval of Management is required prior to painting or residing the home.
- B. ROOF-** Flat, curved and pitched roofs shall be designed to resist a forty (40) pound per square foot live load applied downward on the horizontal projection of the mobile home. The original roof or any replacement roof must not be in a deteriorated state or condition. There shall be no leaks. All homes in the park must have a pitched, shingled roof.
- C. WINDOWS AND DOORS-** Windows, storm window, screen and exterior doors must be fully operable and must not be in a deteriorated condition. There must be at least one (1) egress window or door in each bedroom. Each such window shall have a minimum clear opening of at least five (5') square feet, the smallest dimension of which shall not be less than twenty-two (22") inches, and the bottom of which shall be not more than thirty-six (36") inches from the floor. There shall be at least two exterior doors in the home, and each shall have an exterior light adjacent to it.
- D. PLUMBING, HEATING AND ELECTRICAL SYSTEMS-** The plumbing system must be properly functioning with no leaks and must be designed and installed to accommodate the pressure of the water supply system to which it is attached. Any additions or alterations to the original factory-installed plumbing system must be of durable material, free from defective workmanship and so designed and constructed as to perform satisfactorily with reasonable life expectancy.

The component parts of the heating system, especially the stack, tank-to-burner connections, flu, chimney, and heat compartment, must be fully and safety operable. Any additions or alterations to the original, factory-installed heating system must be of durable material and free from defective workmanship. They must be designed, constructed and installed in a manner appropriate to their use. The location, installation and condition of fuel tanks must comply with applicable local and state standards. If a home was built on or after June 15, 1976, in order to provide evidence that the home meets the Manufactured Housing Board's standard for used manufactured housing, the resident upon sale of such a home existing in the Park or prior to a home entering the Park, the Resident(s) must provide Management a report signed by a person licensed to repair the home's hearing system who inspected the home's hearing system indicating that the home's heating system complies with the Manufactured Housing Board's standard for used manufactured housing.

The electrical service and wiring must be in accordance with the specifications of the edition of the National Electrical Code in effect at the date of manufacture of the home or , if built on or after June 15, 1976 to the specifications of the HUD code in effect at the date of manufacture of the home. There must be no electrical shortages, or other unsafe conditions, and any aluminum wiring must be installed in accordance with the present standards of the National Electrical Code or, for homes built on or after June 15, 1976, to the HUD code. All fixtures must be safe and suitable for the purpose for which they are used. The service entrance must be adequate for the electrical load imposed by the manufactured home and any additions, given its number of occupants and the type and number of electrical appliances.

Management in its sole discretion, may require the home owner or occupant to obtain written certification from an appropriately licensed tradesperson that the plumbing, heating and electrical system are safe and fully operable, and meet or exceed all applicable state or local standards.

E. SKIRTING REQUIRED- Skirting is required around all homes and must be installed within thirty (30) days of entry of the home into the park. The hitch must be removed from the mobile home before it is skirted. Skirting must not display any deterioration and must enclose the area between the home and ground. Vinyl skirting is required on all homes entering the park. If the skirting is replaced on existing homes, the new skirting must be vinyl. Skirting shall be installed in accordance with the manufacturer's installation. It shall be secured, as necessary, to assure stability, to minimize susceptibility to wind damage, and to compensate for possible frost heave. Access opening(s) not less than eighteen (18) inches in any dimension and not less than three (3) square feet in area shall be provided and shall be located so that any water supply and sewer drain connections located under the home are accessible for inspection. Such access panel(s) or door(s) shall not be fastened in a manner requiring the use of a special tool to remove or open same.

F. STEPS, HANDRAILS, PORCHES, DECKS, ENTRYWAYS, OR OTHER ADDITIONS TO THE HOME AND EXTERIOR STRUCTURE, AND STORAGE SHEDS- Must be constructed in accordance with applicable local building codes. Prior to construction, the homeowner must consult with Management and must receive written approval from Management of the design, color, material and location for said construction. Existing steps, handrails, porches, decks, windbreaks or other additions to the home and exterior structure, and storage sheds must not be in a deteriorated condition, and must be properly constructed and safe for all proper purposes. Storage sheds may not exceed ten by twelve (10 x 12) feet floor dimensions and eight (8') feet in height, must be painted or stained, and their height may not exceed that of the home on the same lot.

Only one storage shed is permitted on each lot. In no case may particle board, chip board, tar paper or plastic be used as an exterior finish or cover to any home or accessory structure. Absolutely no fences are permitted in the park. A hard surface walkway, approved by Management must be installed within thirty (30) days of occupancy and must be properly maintained.

- G. SMOKE DETECTORS-** All homes in the park must have at least one (1) smoke detector installed on or near the ceiling areas within or giving access to each bedroom. The make and model of the smoke detector must be one which has been approved by the State Fire Marshall and is UL (Underwriters Laboratory) listed.
- H. HOMES LESS THAN 11'6" WIDE-** Homes less than eleven feet, six inches (11'6") exterior width at floor level will be required to be removed from the park when sold by the current owner. All homes entering the park shall be a minimum of fourteen feet (14') wide and fifty-six feet (56') long.
- I. AESTHETIC APPEARANCE-** All homes in the mobile home park shall be compatible and consistent with those in the surrounding area. Those mobile homes that are deemed to be offensive in design, painting, or overall appearance may be ordered removed.
- J. OTHER ASPECTS OF THE STRUCTURAL SAFETY OR SOUNDNESS OF THE HOME-** The manufactured home must be mechanically sound and structurally safe. There must be no weaknesses or defects in the manufactured home affecting the health or safety, or the potential health or safety, of its occupants and their guests. If a home was built on or after June 15, 1976, in order to provide evidence that the home meets the Manufactured Housing Board's standard for used manufactured housing, the resident upon sale of such a home existing in the Park or prior to a home entering the Park, the Resident(s) must provide Management a report signed by certified professional engineer who inspected the home indicating that the home is safe and structurally sound and complies with the Manufactured Housing Board's standard for used manufactured housing.
- K. STORAGE AND UTILITY SHEDS.** Storage and utility sheds with non-vinyl siding shall be painted to match the home. The paint must be maintained in good condition and free of peeling. Each shall have hinged doors (no tarps for doors). They shall be maintained so as to not have holes in the sides or open eaves. They shall be entirely enclosed. They shall have siding of a material normally used for siding. Specifically, horizontal boards, press, particle, or chipboards are not allowed for siding. Owners are limited to one shed per site.

- L. PORCHES, STEPS, RAMPS AND DECKS.** All porches, steps, ramps and decks shall be maintained in a sound and sturdy fashion. All decks, steps and porches shall have factory-designed vinyl skirting or latticework from the deck to the ground and must have prior approval from management before installation.
- M. COVERED OR SCREENED PORCHES.** Prior to installation of covered or screened porches the owner must have prior approval from management. Covered or screened porches shall have no plastic coverings over the windows or openings. Roofs shall be maintained as pitched with asphalt roofing. The pitch shall match the pitch of the home. They shall have factory-designed vinyl skirting, or latticework. Except that wood skirting (not including lattice work) existing before March 1, 2002 need not be replaced before its normal life, however, if it is used it must be painted the same color as the house or white and maintained in good condition, free of holes, and free of peeling. Doors must work freely from the closed position to the full open position and hang squarely on the frame. The floors and door thresholds must be sturdy and free of rot or decay. All screens must be maintained free of rust, holes, and separation from frame. Horizontal boards, particle, press or chipboard are not allowed for siding.
- N. AESTHETIC APPEARANCE.** All windows and doors that have curtains, shades, or any type of blind, must be in good condition and all broken shades or blinds must be replaced. Under no circumstances can blankets, towels, sheets, or any other type of fabric that is not a curtain be hung up to cover the window or door openings.
- O. OUTSIDE STORAGE OF PERSONAL PROPERTY.** Outside storage of personal property of any kind is not allowed. All yards must be kept picked up and free of debris and litter at all times.
- P. TREES AND SHRUBS.** No one shall cut, damage or remove any trees, shrubs or plantings without prior written approval from management.
- XI. NOTICES-** Except as otherwise stated herein or required by state statutes, all notices required by these rules and regulations shall be delivered in writing by delivery in hand or by registered or certified mail to Park Management at its local office or to the homeowner at his or her residence.

DATED: _____

Park Manger: _____

Betty Grimmer

Resident: _____ DATED: _____

Resident: _____ DATED: _____



Grimmel's Mobile Homes

Email to pinewoodsestate@aol.com

PO Box 403 Lisbon ME 04250

First	Middle	Last	Birth Date	Social Security #
Any other Names You've Used in the past			Home #	Cell #
Martial Status	License # & State	Email		

CO- RESIDENTS (Including children, relatives)

All Other Proposed Occupants	DOB	Relationship to Applicant

RESIDENCE/RENTAL HISTORY

	Current Residence	Previous Residence	Prior Residence
Street Address			
City			
State, Zip			
Last Rent Amt Pd			
Owner/Landlord & Phone #			
Reason for Leaving			
Eviction or Broken Lease			
Dates of residency			

EMPLOYMENT HISTORY

	Current Employment	Previous Employment	Prior Employment
Employed by			
Address			
Supervisor Name & Number			
Occupation			
Monthly Gross Pay			
Dates of Employment			

CREDIT HISTORY

	Bank/Institution Name	Balance or Balance Owed
Savings Account		
Checking Account		
Credit Card		
Auto Loan		

VEHICLES

Make	Model	Color	Year	License Plate #

The above information is true & correct and I hereby give my permission to Grimmel's Mobile Homes to make any necessary inquires including credit check to determine approval for tenancy. I understand that any discrepancy or lack of information may result in the rejection of this application. I understand this application does not constitute a rental agreement in whole or part.

Signature: _____

Date: _____