



MOBILE HOME PARK TENANCY AGREEMENT

3561 Carrington Rd, Westbank, BC V4T 3L8 Bus: 250 768 2411 / Fax: 250 768 2477

This agreement is dated for reference the ____ day of _____, 20____.

BETWEEN: Ronald M. Derrickson dba
GOLDEN HOMES MHP
2098 BOUCHERIE ROAD
WESTBANK, BC
(the Golden Homes)

AND: _____
(hereinafter called the "Tenant")

NOW WITNESSETH THAT in consideration of the rents, covenants and agreements herein contained, the receipts and sufficiency of which is acknowledged, the parties agree as follows:

1. The Tenant covenants and agrees to rent on a month to month basis the said lot identified as Pad Number _____, commencing on the ____ day of _____, 20__, at the monthly rental of \$_____, (the rent) payable to Golden Homes, in advance, on or before the first day of each month.
2. The Tenant covenants and agrees with Golden Homes, to be responsible for and pay in addition to the Rent, all costs associated with the maintenance, landscaping and upkeep of the Pad, including, without limitation, all charges, taxes of every description, as well as levies and utility charges of every description.
3. Golden Homes agrees to provide and be responsible for set services and facilities that are to be included in the pad rental price established above, which are: the main lines of water and sewer/septic (anything above ground and/or under/connections to the mobile are the tenant's responsibility), nightly security patrol and presence, sub-contracted garbage and recycling pick up services (receptacles, bags and bins are the responsibility of the Tenant), common area landscaping and maintenance which is determined by Golden Homes, snow removal, sanding, paving and maintenance of the main drive of the park as required, along with complimentary yard waste pick up as are described, outlined and agreed to within the Rules and Regulations.
4. This agreement is not transferrable by the Tenant.



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5. The Tenant acknowledges having received and read a copy of the Park Rules and Regulations of Golden Homes specific to the Pad and the Park generally and covenants and agrees to abide by those Rules and Regulations and any modifications or changes that Golden Homes shall from time to time make to them. The Tenant agrees that in the event of a breach by the Tenant of this agreement or any of the rules and regulations or modifications or changes thereto, this agreement may be terminated by Golden Homes upon thirty (30) days written notice commencing from the day of delivery of such notice to the Tenant.
6. The Tenant hereby acknowledges that should the Tenant receive a thirty (30) day notice of termination, Golden Homes or its agents can, after the expiration of the 30th day after notice was delivered to the Tenant and without prejudice to any other remedies available to Golden Homes, move the Tenants home from the Pad to a place of safe keeping in the event that the Tenant does not themselves move the home, until such time that all Rent and Additional Rents outstanding and owing are paid in full.
7. The parties agree that the word "Tenant" includes the person or persons who sign(s) this agreement and any member of their family who is listed as a dependant and has been approved by park management to live in the respective unit. The Tenant is responsible for actions and consequences of all guests. The covents of the Tenant, if more than one, shall be joint and several.

The parties wishing to be bound by the foregoing agreement have placed their hands and seals hereto the date first written above.

GOLDEN HOMES MHP

Property Manager (Witness)
Golden Homes MHP

This Date: _____

Tenant (print name)

X Tenant Signature

Tenant (print name)

X Tenant Signature