

MARAVILLA MOBILE HOME PARK RENT SUMMARY REPORT NOTES

All tenants are on a month-to-month agreement - there are no long-term leases.

The trailers in space #5 and space #18 do not convey with mobile home park. The 12' X 17' shed located next to the manager's office does not convey with the mobile home park.

The on-site manager lives in the two-bedroom house on the property and uses the house as the office. Potential additional income for the rental of the house is estimated to be \$1500/month.

Additional income from laundry receipts consistently averages \$133/month.

There are generally no late fees assessed, as the manager, when necessary, "works with" the tenants assuring that the rents are paid. The last time a tenant had to be evicted was over 10 years ago. Some tenants with day jobs or sporadic pay on occasion pay their rent partially or after the 5th of the month when the rent summary report is usually finalized. However, few carry a balance forward into the following month.

Space #10 is waiting for supplemental funding, but generally pays their rent after the Summary report is prepared on the 5th of the month.

We own all the trailers in the Maravilla. No trailer is owned by the tenant.

Spaces 10, 15, 19, and 20 have their own PSE electric meters and are billed directly from PSE

All other spaces have individual meters in the "meter room" in the same building as the laundry room. The manager reads each meter, calculates the electric charge, and adds it to tenant's monthly rent.

The longtime manager has been managing the Maravilla for 21 years, since 2002.

Sincerely,

Debbie Thompson (PR) for the estate