

RENT INCREASE APPLICATION- 2023

PARK: WILLOW WOODS MANUFACTURED HOME COMMUNITY

STATEMENT PURSUANT TO SECTION 128-2 (N)(9)

- A) The increase request filed herewith seeks a rent increase based on the rise in the percentage of the Consumer Price Index, as well as tax and utility adjustments. (See Master Rent Increase Worksheet, attached as Exhibits "A1" & "A2"). The applicant also seeks an increase based on capital improvements. (Exhibit "A-12").
- B) The notice to be forwarded to all tenants to advise them of the Rent Board's hearing in this matter is attached. (Exhibit "A-7")
- C) A certified rent roll is attached. (Exhibit "A-3").
- D) All tenants rent space for their mobile home. The spaces have approximate dimensions (few are specifically laid out with set boundaries) of varying size. Each tenant's lot has a foundation and is connected to all necessary utilities (sewer, water, etc.).
- E) The reasonable rental value for these units is \$700.00.
- F) Additional exhibits: See exhibit list.

EXHIBIT LIST

- A-1 Master Rent Increase Worksheet
- A-2 Details of Water, Sewer and Tax Charge adjustments.
- A-3 Certification of rent Roll/Rent Roll
- A-4 Landlord Certification
- A-5 Miscellaneous Fee Schedule
- A-6 Certification of Financial Statements/Financial Statements
- A-7 Tenant Notice
- A-8 C.P.I. Data
- A-9 Water & Sewer Bills
- A-10 Tax Bills
- A-11 Lease/Rules and Regulations
- A-12 Capital improvement list and supporting documents.

EXHIBIT A-1

2022 RENT			432.13	484.97	487.76	504.69	507.52	591.79	619.28	645.45
LESS:										
WATER/SEWER			87.66	87.66	87.66	87.66	87.66	87.66	87.66	87.66
TAXES			60.75	60.75	60.75	60.75	60.75	60.75	60.75	60.75
PAD FEES			10.00	Exempt	Exempt	10.00	10.00	10.00	10.00	10.00
CAPITAL IMPROVEMENT			20.71	20.71	20.71	20.71	20.71	20.71	20.71	20.71
TOTAL PASS THROUGH			179.12	169.12	169.12	179.12	179.12	179.12	179.12	179.12
2023 Base Rent			253.01	315.85	318.64	325.57	328.40	412.67	440.16	466.33
PLUS 2023 CPI Increase of 4.7%			11.89	14.84	14.98	15.30	15.43	19.40	20.69	21.92
PLUS PASS THROUGH FEES:										
2022 WATER/SEWER (- \$0.51)			87.15	87.15	87.15	87.15	87.15	87.15	87.15	87.15
2012 TAXES (+ \$0.36)			61.11	61.11	61.11	61.11	61.11	61.11	61.11	61.11
PAD FEES			10.00	Exempt	Exempt	10.00	10.00	10.00	10.00	10.00
CAPITAL IMPROVEMENT (+\$2.86)			23.56	23.56	23.56	23.56	23.56	23.56	23.56	23.56
PROPOSED PASS THROUGH			181.82	171.82	171.82	181.82	181.82	181.82	181.82	181.82
2023 RENT (10/01/23)			\$446.72	\$502.62	\$505.44	\$522.69	\$525.66	\$613.88	\$642.66	\$670.07

Total Increase	\$14.59	\$17.54	\$17.68	\$18.00	\$18.13	\$22.10	\$23.39	\$24.62
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Rent Chart. Ex A 1

Exhibit A-2

2022 Water & Sewer Charges:

Billing Date	Acct #1-9113010	Acct# 1-9114010
1/22	25,351.40	18,298.79
4/22	26,024.16	18,409.94
7/22	23,529.31	17,557.83
10/22	<u>26,407.27</u>	<u>20,125.93</u>
	\$101,312.14	\$74,392.49
	TOTAL	= 175,704.63
	/168	= 1,077.64
	/ 12	= 87.15
		\$0.51 Decrease

2022 Taxes	Lot 6.01	1,399.85
	Lot 7	121,793.64
	TOTAL	= \$123,475.37
	/ 168	= 746.80
	/ 12	= 61.11
		\$0.36 Increase

Exhibit A-2

Rent Roll

Wilson Woods (0237)

As Of = 06/01/2023

Month Year = 06/2023

Unit	Unit Type	Unit Resident Sq Ft	Name	Market Rent	Actual Rent	Resident Deposit	Other Month Deposit	Lease Expiration	Move Out	Balance
Current Month Vacant Residents										
1W	0237cda	0 00 10016288	Edward Book Jr.	507.52	349.11	507.52	0.00 10/1/2022	10/31/2022		550.77
2W	0237cda	0 00 VACANT	VACANT	507.52	0 00	0 00	0 00			0 00
3W	0237cda	0 00 VACANT	VACANT	507.52	0 00	0 00	0 00			0 00
6W	0237cda	330.00 10011676	Michael Lynch	507.52	349.11	0 00	0 00 8/24/2017	8/23/2018		-224.60
8W	0237cda	0 00 10014160	Sarah Cooke	507.52	349.11	483.50	0 00 10/1/2020	10/31/2020		1,048.31
10W	0237cda	783.00 10011672	Kelly McCheser	507.52	349.11	478.32	0 00 6/18/2017	6/14/2018		-495.52
12W	0237cda	0 00 wnt010	Palki Gahmeri	507.52	349.11	0 00	0 00 12/31/2005			-4 40
14W	0237cda	0 00 10014160	Anya Placetas	507.52	349.11	484.00	0 00 10/26/2020	10/31/2020		507.31
16W	0237cda	0 00 10015470	Mindy Dyeam	507.52	349.11	0 00	0 00 4/24/2023	4/30/2023		-469.03
21W	0237cda	0 00 10010828	John Savage	507.52	349.11	467.80	0 00 7/11/2016	7/10/2017		0 00
22W	0237cda	0 00 10014230	Tom Darnon	507.52	349.11	483.50	0 00 1/18/2021	1/31/2021		513.72
23W	0237cda	0 00 10010976	Lionel Turpley	507.52	349.11	407.83	0 00 6/1/2010	8/30/2010		507.52
24W	0237cda	0 00 wnt018	Joan Miller	507.52	349.11	700.00	0 00 12/31/2005			-298.73
26W	0237cda	0 00 10009010	Octavia Martinez Garcia	507.52	349.11	460.42	0 00 8/1/2014	8/31/2014		-3 82
28W	0237cda	0 00 VACANT	VACANT	507.52	0 00	0 00	0 00			0 00
30W	0237cda	0 00 VACANT	VACANT	507.52	0 00	0 00	0 00			0 00
31W	0237cda	0 00 VACANT	VACANT	507.52	0 00	0 00	0 00			0 00
32W	0237cda	0 00 VACANT	VACANT	507.52	0 00	0 00	0 00			0 00
33W	0237cda	572.00 10016301	David Penhoke	507.52	349.11	507.52	0 00 10/27/2022	10/31/2022		-0 68
34W	0237cda	0 00 VACANT	VACANT	507.52	0 00	0 00	0 00			0 00
35W	0237cda	0 00 VACANT	VACANT	507.52	0 00	0 00	0 00			0 00
36W	0237cda	0 00 VACANT	VACANT	507.52	0 00	0 00	0 00			0 00
37W	0237cda	0 00 10016017	Jacqueline Woody RU	507.52	434.08	1,100.00	0 00 3/24/2022	2/18/2023		1,103.00
38W	0237cda	0 00 10014661	ABANDONED .	507.52	0 00	0 00	0 00 1/22/2021	7/31/2021		0 00
39W	0237cda	0 00 10003105	Tom Butale	507.52	349.11	501.17	0 00 7/1/2008	6/30/2009		507.52
40W	0237cda	0 00 VACANT	VACANT	507.52	0 00	0 00	0 00			0 00
41W	0237cda	0 00 VACANT	VACANT	507.52	0 00	0 00	0 00			0 00
42W	0237cda	0 00 VACANT	VACANT	507.52	0 00	0 00	0 00			0 00
43W	0237cda	0 00 10014021	Timothy Shirley	507.52	349.12	485.00	0 00 11/16/2021	11/30/2021		1,208.68
44W	0237cda	0 00 10013713	Liton Dawdy	507.52	349.11	485.00	0 00 3/25/2020	4/30/2020		-191.98
45W	0237cda	0 00 wnt015	Ronald Ekholm EXEMPT	497.52	349.11	493.00	0 00 12/31/2005			-304.27
46W	0237cda	0 00 VACANT	VACANT	507.52	0 00	0 00	0 00			0 00
47W	0237cda	0 00 10012184	ABANDONED .	507.52	0 00	0 00	0 00 1/26/2018	2/19/2018		0 00
48W	0237cda	0 00 VACANT	VACANT	507.52	0 00	0 00	0 00			0 00
49W	0237cda	0 00 wnt050	Rick Vialton	507.52	349.11	0 00	0 00 12/31/2005			-402.47
50W	0237cda	0 00 10014011	Marguerite Sterns	507.52	349.12	485.48	0 00 7/22/2021	7/31/2021	8/30/2023	4,005.00
52W	0237cda	0 00 VACANT	VACANT	507.52	0 00	0 00	0 00			0 00
55W	0237cda	0 00 VACANT	VACANT	507.52	0 00	0 00	0 00			0 00

Rent Roll

Wash Woods (0237)

As of - 06/30/2023

Month Year = 06/2023

Unit	Unit Type	Unit Resident Sq Ft	Name	Market Rent	Actual Rent	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
54W	0237c/a	0.00	VACANT	507.52	0.00	0.00	0.00				0.00
55W	0237c/a	0.00	VACANT	507.52	0.00	0.00	0.00				0.00
56W	0237c/a	0.00	00012630 Crystal Santiago	507.52	349.11	472.00	0.00	07/17/2018	07/30/2018	07/30/2023	512.56
57W	0237c/a	0.00	VACANT	507.52	0.00	0.00	0.00				0.00
58W	0237c/a	0.00	wa0660 Robert Scheller	507.52	349.11	0.00	0.00	2/1/2000			-2,569.51
59W	0237c/a	0.00	wa0662 Ron Gendler	507.52	349.11	0.00	0.00	12/31/2005			1,635.32
62W	0237c/a	0.00	00011851 Timothy Bloch	507.52	349.11	478.87	0.00	10/11/2017	11/10/2017		-90.36
64W	0237c/a	0.00	VACANT	507.52	0.00	0.00	0.00				0.00
65W	0237c/a	0.00	00014035 Lyda Hernandez RU	450.00	340.21	0.00	0.00	9/9/2020	03/1/2021		1,033.66
66W	0237c/a	650.00	00011502 Joseph Luvaglio	507.52	349.11	378.32	0.00	6/18/2017	6/18/2017		912.52
67W	0237c/a	0.00	00005728 Cassandra Lister-Henderson	507.52	349.11	618.30	0.00	5/16/2011	5/15/2012		512.52
69W	0237c/a	0.00	VACANT	507.52	0.00	0.00	0.00				0.00
70W	0237c/a	0.00	00012048 George Flaming	507.52	349.11	472.83	0.00	2/18/2019	3/31/2019		-19.80
71W	0237c/a	0.00	wa0073 Anna Gomez DOL LOT	507.52	478.51	0.00	0.00	12/31/2005			636.92
74W	0237c/a	0.00	VACANT	507.52	0.00	0.00	0.00				0.00
80F	0237b/d	500.00	00011529 Jacquelyn Fitzpatrick	507.52	349.11	478.32	0.00	7/27/2017	7/28/2018		353.37
80A	0237b/d	0.00	VACANT	507.52	0.00	0.00	0.00				0.00
80P	0237b/d	0.00	00010219 Eric Amador	507.52	349.11	457.03	0.00	10/29/2015	11/28/2015		171.95
80A	0237b/d	0.00	00014322 Gmly Cook	507.52	349.11	463.59	0.00	2/1/2021	2/24/2021		-47.68
80B	0237b/d	0.00	00014089 George Pharakis, Sr.	507.52	349.11	483.59	0.00	9/12/2020	9/30/2020		603.18
80C	0237b/d	0.00	00014744 Donna Hender RU	507.52	350.38	1,100.00	0.00	10/4/2021	10/31/2022		0.00
80D	0237b/d	0.00	VACANT	507.52	0.00	0.00	0.00				0.00
80E	0237b/d	0.00	VACANT	507.52	0.00	0.00	0.00				0.00
80F	0237b/d	0.00	00007160 Michael Wld	507.52	349.11	424.81	0.00	6/1/2012	9/31/2013		-15.40
80A	0237b/d	0.00	00006604 Kevin Carlin	507.52	349.11	424.81	0.00	4/1/2012	3/31/2013		-81.97
80D	0237b/d	0.00	VACANT	507.52	0.00	0.00	0.00				0.00
80C	0237b/d	0.00	00014307 Daisida Bonnyay	507.52	349.12	456.50	0.00	1/13/2022	1/31/2022		-210.00
80D	0237b/d	0.00	00011961 Joseph Capozzi	507.52	349.11	466.07	0.00	11/17/2017	11/30/2017		510.66
80E	0237b/d	0.00	00012501 ABANDONED.	507.52	0.00	0.00	0.00	2/17/2018	3/16/2010		0.00
80P	0237b/d	0.00	wa0097 Deborah DeAnde	507.52	349.11	468.28	0.00	12/31/2005			367.60
80A	0237b/d	0.00	00006459 William Wren	507.52	349.11	675.00	0.00	1/10/2015	2/15/2015		5,195.57
80D	0237b/d	0.00	00015123 Jeffrey Davis	507.52	349.11	507.52	0.00	7/1/2022	7/1/2022		507.52
80C	0237b/d	0.00	wa0101 Ruthann Bueunoch	458.72	339.31	479.09	0.00	6/24/2001	3/31/2005		431.72
80D	0237b/d	0.00	wa0105 James Earls	507.52	349.11	0.00	0.00	12/31/2005			531.57
80E	0237b/d	0.00	00010274 Jonathan Brady	507.52	349.11	487.60	0.00	11/1/2015	11/30/2015		495.12
80F	0237b/d	0.00	00010312 James Rivera	507.52	349.11	701.70	0.00	1/7/2016	2/6/2016		524.92
80A	0237b/d	0.00	00006913 Derek Staswood	507.52	349.11	424.01	0.00	6/15/2012	01/4/2013		883.87
80D	0237b/d	0.00	00007933 Rosemaria Rolland	507.52	349.11	461.29	0.00	7/1/2013	07/30/2014		483.32
80C	0237b/d	0.00	00006926 Daniel May's	507.52	349.11	424.81	0.00	7/1/2012	7/1/2013		569.87

Tuesday, June 01, 2023
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Rent Roll

Woods Woods (0237)

As Of = 06/01/2023

Month Year = 06/2023

Unit	Unit Type	Unit Number	Name	Market Rent	Actual Rent	Resident Deposit	Other Month In Deposit	Lease Expiration	Move Out	Balance
834D	0237b/d	000 10014780	Lisa Murphy	507.52	333.76	465.68	0.00 11/12/2021	11/30/2021		465.68
834E	0237b/d	000 VACANT	VACANT	507.52	0.00	0.00	0.00			0.00
834F	0237b/d	000 10003301	Richard Pacelli	504.80	346.39	578.72	0.00 8/1/2008	8/31/2009		-395.00
835A	0237b/d	507 00 10008945	Joseph Hamilton	507.52	349.11	487.03	0.00 6/5/2015	7/1/2015		497.60
835B	0237b/d	000 wa01117	Alisa Powell	504.60	346.23	0.00	0.00 12/31/2015			494.07
835G	0237b/d	000 wa01021	Amy Clark	504.60	346.23	0.00	0.00 11/1/2005			504.69
835D	0237b/d	000 10013335	Thomas Fehrle	507.52	348.11	463.50	0.00 5/1/2019	10/31/2019		507.52
835E	0237b/d	000 wa01024	Michael Zerby EXEMPT	504.60	348.28	464.74	0.00 11/1/2020			544.65
835F	0237b/d	000 10018271	Rocco Lo'ria Sr	507.52	349.11	512.52	0.00 10/1/2022	10-31/2022		512.52
836A	0237b/d	000 10016013	Remito Fabian	507.52	349.12	607.63	0.00 3/23/2022	3/31/2022		605.62
836B	0237b/d	000 10012643	Robert Frenzo RU	507.52	349.11	726.00	0.00 8/1/2018	9/30/2018		507.52
836D	0237b/d	000 VACANT	VACANT	507.52	0.00	0.00				0.00
836E	0237b/d	000 10009422	Robert Shook	507.52	349.11	487.60	0.00 12/1/2014	12/31/2014		1,725.56
836F	0237b/d	000 10014228	Stephan's Eib	507.52	349.11	483.60	0.00 11/13/2020	11/30/2020		0.87
836G	0237b/d	000 wa01042	Robert Gaudet	504.80	348.28	478.05	0.00 11/1/2002	10/31/2003		513.78
837C	0237b/d	000 VACANT	VACANT	504.60	0.00	0.00				0.00
837D	0237b/d	000 10011129	Robert Wenzler	507.52	349.11	478.32	0.00 12/1/2016	11/30/2017		-2.88
837E	0237b/d	000 10015076	Troyer Hurl	507.52	349.12	607.63	0.00 5/5/2022	5/31/2022		476.53
838A	0237b/d	000 10004012	Donna R'Johel	504.80	348.39	613.76	0.00 7/1/2005	6/30/2010		594.48
838B	0237b/d	000 10011774	William Buenteza	507.52	349.11	470.97	0.00 9/1/2017	8/15/2018		328.15
838C	0237b/d	000 wa01059	Thomas Peris	507.52	349.11	0.00	0.00 12/31/2005		7/31/2023	0.00
838D	0237b/d	600 00 10012893	ABANDONED	507.52	0.00	0.00	0.00 5/1/2017	6/30/2017		0.00
838E	0237b/d	000 wa01080	Susan Wolf (SS)	504.60	346.28	0.00	0.00 12/31/2005	12/31/2006		427.89
839A	0237b/d	000 10005969	Scott Worley	507.52	349.11	412.20	0.00 7/1/2011	6/30/2012		507.54
839B	0237b/d	000 wa01063	John Thomas	504.60	348.28	442.00	0.00 12/31/2009			504.69
839E	0237b/d	000 10007220	John Flotich	507.52	349.11	481.23	0.00 11/1/2012	11/15/2013		537.40
840A	0237b/d	000 10010583	Richard Slack	507.52	349.11	487.60	0.00 7/1/2018	6/1/2018		507.52
840D	0237b/d	000 wa01068	John Eckard	504.60	348.28	511.00	0.00 9/1/2005			0.00
841A	0237b/d	000 10014094	ABANDONED	507.52	0.00	0.00	0.00 11/1/2020	1/31/2020		0.00
841B	0237b/d	000 10016204	Melissa Amey	507.52	349.11	507.62	0.00 8/1/2022	8/30/2022		559.63
841D	0237b/d	000 wa01076	Thomas Beech	507.52	349.11	0.00	0.00 12/31/2005			-8.32
841F	0237b/d	000 wa01076	Brenda Hancock	504.60	348.59	405.76	0.00 12/31/2005			11.00
842A	0237b/d	000 10006370	Donald Buchanan	507.52	349.11	412.20	0.00 12/1/2011	11/30/2012	5/31/2023	10,468.55
842D	0237b/d	000 10007118	John Pearce	507.52	349.11	451.29	0.00 11/1/2012	10/31/2013		-161.74
842F	0237b/d	000 10003533	Joseph Beck	504.60	348.28	583.17	0.00 11/1/2008	10/31/2009		-74.87
843A	0237b/d	895 00 10013435	Thomas Piegato	507.52	349.11	403.60	0.00 10/1/2019	11/30/2019		-1,622.68
843B	0237b/d	000 10029227	Neil Kopp	507.52	349.11	533.52	0.00 2/15/2008	1/31/2007		-368.93
843D	0237b/d	000 10000789	Dabornh McDonald EXEMPT	507.52	349.11	424.81	0.00 7/1/2012	6/30/2013		0.00
843F	0237b/d	000 10007044	Jaso Perez (SS)	507.52	349.11	451.29	0.00 8/30/2013	8/29/2014		507.43

Thursday, June 01, 2023
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Rent Roll

Wagon Woods (2023)
As Of = 08/01/2023

Month Year = 08/2023

Unit	Unit Type	Unit Resident	Name	Market Rent	Actual Rent	Resident Deposit	Other Move In Deposit	Lease Expiration	Move Out	Balance
B14A	0237c/d	000 10012885	ABANDONED	507.52	0.00	0.00	0.00 5/1/2017	5/30/2017		0.00
B14F	0237c/d	000 VACANT	VACANT	507.52	0.00	0.00	0.00			0.00
B15A	0237c/d	000 10009451	Michael Hysler/Hill	507.52	349.11	467.60	0.00 2/1/2015	2/28/2015		1,314.68
B15D	0237c/d	000 10006142	Maria McCool	507.52	349.11	467.60	0.00 8/1/2011	7/31/2012		612.52
B15C	0237c/d	000 10011814	Shirley Carter	507.52	349.11	470.67	0.00 1/1/2017	12/27/2017		0.00
B16A	0237c/d	000 10010210	Michael Sipa	507.52	349.11	467.60	0.00 2/5/2018	3/4/2018		0.00
B16D	0237c/d	000 10013050	Jessica Mateo	507.52	349.11	769.20	0.00 6/15/2019	6/30/2019		455.62
B16F	0237c/d	000 10012502	ABANDONED	507.52	0.00	0.00	0.00 3/1/2017	3/31/2017		0.00
B17A	0237c/d	000 10004533	Charles Hays/Ho	507.52	349.11	605.62	0.00 1/1/2009	10/31/2010	6/30/2023	551.44
B17B	0237c/d	000 10010168	Ruth Thompson	507.52	349.11	467.60	0.00 8/1/2015	9/30/2015		487.69
B17C	0237c/d	000 wa0206	Ernest Degenstein	504.60	349.23	492.67	0.00 1/1/2003	10/31/2003		504.51
B18A	0237c/d	000 VACANT	VACANT	507.52	0.00	0.00				0.00
B18C	0237c/d	000 10010879	Juan San'tago	507.52	349.11	467.60	0.00 6/18/2010	6/17/2010		512.01
B18F	0237c/d	000 VACANT	VACANT	507.52	0.00	0.00				0.00
B19A	0237c/d	000 10013502	Haley On	507.52	349.11	493.60	0.00 11/1/2019	12/31/2019		449.87
B19B	0237c/d	000 VACANT	VACANT	507.52	0.00	0.00				0.00
B19C	0237c/d	000 VACANT	VACANT	507.52	0.00	0.00				0.00
B20D	0237c/d	000 wa0215	Irene Hughes Sims	504.60	346.28	0.00	0.00 12/31/2005	6/30/2006		7,166.32
B20G	0237c/d	000 10003459	Michael August III	504.60	346.28	613.76	0.00 6/1/2009	6/15/2010		534.60
B21C	0237c/d	000 10006088	Roman Weaver	507.52	349.11	468.43	0.00 9/1/2014	8/30/2014		2,295.27
B21F	0237c/d	000 10001864	Maryann Bartell	504.60	346.23	633.52	0.00 6/1/2007	4/30/2008		531.65
B22C	0237c/d	000 VACANT	VACANT	507.52	0.00	0.00				0.00
B22F	0237c/d	000 wa0221	Bryon Heister	504.60	346.28	511.08	0.00 8/1/2005			344.71
B23C	0237c/d	672.00 10011773	William Hultches	507.52	349.11	470.67	0.00 10/1/2017	11/12/2017		498.87
B23F	0237c/d	000 10006343	Herbardo (Ed) Rodriguez	507.52	349.11	412.20	0.00 12/1/2011	11/30/2012		0.00
B24D	0237c/d	000 wa0226	Arlegh Goodman	504.60	346.28	0.00	0.00 12/31/2005			499.65
B25C	0237c/d	000 10004391	Sarah Sylvester	504.60	346.28	613.73	0.00 10/1/2003	9/30/2010		501.69
B26C	0237c/d	000 VACANT	VACANT	507.52	0.00	0.00				0.00
B27C	0237c/d	000 10005370	John Milar	507.52	349.11	412.20	0.00 11/1/2010	10/31/2011		-113.48
B331B	0237c/d	000 VACANT	VACANT	507.52	0.00	0.00				0.00
B332B	0237c/d	000 VACANT	VACANT	507.52	0.00	0.00				0.00
B333B	0237c/d	000 VACANT	VACANT	507.52	0.00	0.00				0.00
B334B	0237c/d	000 VACANT	VACANT	507.52	0.00	0.00				0.00
B335B	0237c/d	000 VACANT	VACANT	507.52	0.00	0.00				0.00
B336B	0237c/d	040 09 10015500	Hilar Constancia Garcia	507.52	349.11	0.00	0.00 4/1/2023	4/30/2023		1,302.64
B397B	0237c/d	000 10013393	Shelley H. La	507.52	349.11	483.68	0.00 6/14/2019	6/30/2019		-9.20
B398B	0237c/d	000 VACANT	VACANT	507.52	0.00	0.00				0.00
B399B	0237c/d	000 10000208	Richard Strong	507.52	349.11	555.76	0.00 2/1/2008	1/31/2007		97.32
B310B	0237c/d	000 10014208	Andrew Clark	507.52	349.11	493.60	0.00 1/1/1/2020	1/1/2020		507.53

Rent Roll

Wilson Woods (237)

As Of = 06/01/2023

Month Year = 06/2023

Unit

Unit Type

Unit Rent/mt

Name

Market Rent

Actual Rent

Resident Deposit

Other Move In Deposit

Lease Expiration

Move Out

Balance

23110	0237c/a	0.00	VACANT	VACANT	507.52	0.00	0.00	0.00			0.00
23120	0237c/a	0.00	10014042	Carolyn Myers	507.52	349.11	483.50	0.00	0/28/2020	7/31/2021	632.01
23130	0237c/a	0.00	10014660	ABANDONED	507.52	0.00	0.00	0.00	5/28/2021	5/31/2021	0.00
23140	0237c/a	0.00	10009239	Dayel Konjer	507.52	349.11	467.80	0.00	10/1/2014	10/31/2014	-18.71
23150	0237c/a	0.00	10009233	Tonise Ramirez	507.52	349.11	467.80	0.00	10/1/2014	10/31/2014	-180.88
23160	0237c/a	0.00	10009234	Patrick O'Brien	507.52	349.11	469.33	0.00	10/1/2013	10/31/2013	301.52
23170	0237c/a	0.00	10009230	Anthony Decker	507.52	349.11	467.80	0.00	01/1/2016	8/31/2015	-11.63
23180	0237c/a	600.00	10012804	ABANDONED	507.52	0.00	0.00	0.00	5/1/2017	03/02/2017	0.00
23190	0237c/a	0.00	VACANT	VACANT	507.52	0.00	0.00	0.00			0.00
23200	0237c/a	072.00	10014403	Joan Komba	507.52	349.11	483.50	0.00	4/1/2021	4/30/2021	1.32
23210	0237c/a	0.00	10011646	Miguel Garcia Osuna	507.52	349.11	470.67	0.00	11/27/2017	12/28/2017	507.52
23220	0237c/a	0.00	10009343	Yanira Granger	507.52	349.11	701.10	0.00	11/1/2014	11/31/2014	507.52
23230	0237c/a	0.00	10018278	Haber Garcia	507.52	349.11	0.00	0.00	10/1/2022	10/31/2022	16.54
23240	0237c/a	0.00	10014055	Leidy Venzolida DW	507.52	480.97	815.00	0.00	2/17/2022	2/28/2022	0.00
0601A	0237a/m	0.00	10014024	Douglas Harzon	808.57	0.00	800.00	0.00	2/1/2022	1/31/2023	808.57
0601G	0237g	0.00	VACANT	VACANT	700.00	0.00	0.00	0.00			0.00
0602A	0237a/m	0.00	10004060	Lisa Olvey	633.26	0.00	852.50	0.00	4/1/2010	3/31/2011	16,020.01
0602G	0237f	0.00	10008063	William Maculay RU	480.60	0.00	512.43	0.00	6/1/2011	5/31/2012	470.09
0602W	0237a/m	0.00	VACANT	VACANT	700.00	0.00	0.00	0.00			0.00
			Total	Wilson Woods(237)	69,094.17	40,763.19	62,711.33	0.00			65,813.68

Summary Group	Square Footage	Market Rent	Actual Rent	Security Deposit	Other Deposits	# Of Units	% Unit Occupancy	% Rent Occupied	Balance
Current/Notice/Vacant Residents	6,805.00	69,094.17	40,763.19	62,711.33	0.00	174	73.58	100.00	65,813.68
Future Residents/Applicants	0.00	0.00	0.00	0.00	0.00	0			0.00
Occupied Units	8,993.00	65,308.00				128	73.58	100.00	
Total Non-Rent Units	0.00	0.00				0	0.00	0.00	
Total Vacant Units	0.00	23,228.10				46	26.43	0.00	
Totals	6,806.00	69,094.18	40,763.19	62,711.33	0.00	174	100.00	100.00	65,813.68

Exhibit A-3

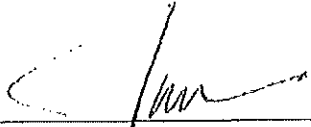
CERTIFICATION OF RENT ROLL

I, Joseph Weber, of full age, hereby certify as follows:

1. I am Chief Operating Officer of the Carlyle Group, Inc., agent for Rolling Homes MHC, LLC, owner of Willow Woods Manufactured Home Community located at 1762 Crown Point Road in West Deptford Township, New Jersey.
2. Attached hereto is a list of all tenants in the park by lot number, and the amount of monthly base rent paid.

I certify that the information contained in this Rent Roll is true and correct to the best of my knowledge. I am aware that if any of the information contained in this Rent Roll is willfully false, I am subject to punishment.

Dated: 11/21/13



JOSEPH WEBER

LANDLORD CERTIFICATION

I, JOSEPH WEBER, do certify as follows:

2. Willow Woods has maintained the same standards of service, maintenance, furniture, furnishings, recreational facilities, common areas, and landscaping of Willow Woods Manufactured Home Community as required by law and by the terms and agreements made with individual tenants.

3. I am making this Certification in connection with an application for a rent increase for the twelve month period beginning December 1, 2020, made by Rolling Homes MHC LLC, on behalf of Willow Woods, to the West Deptford Township Multiple Dwelling Regulation Board.

I hereby certify that all of the foregoing statements made by me are true. I am aware that if any of those statements made by me are made knowing they are false, I am subject to punishment.

Dated: 2/20/2013

JOSEPH WEBER

Exhibit A-5

Miscellaneous Fee Schedule

The following is a list of miscellaneous fees currently being charged to tenants of Willow Woods:

- Extra persons charge of \$3.00 per month per registered person above the lease allowance of two (2) persons per unit.
- Pet charge of \$5.00 per month per registered pet.
- NSF charge of \$35.00 per check.
- Late charge of ten percent (10%) on any rent received after the 5th of each month.
- Reasonable Legal fees for non-payment eviction actions.
- \$25.00 fee for third motor vehicle or commercial vehicle.

Dated: July 31, 2023

Exhibit A-6

CERTIFICATION OF FINANCIAL STATEMENTS

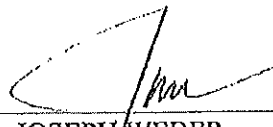
I, JOSEPH WEBER, of full age, hereby certify as follows:

1. I am the Chief Operating Officer for The Carlyle Group, Inc., managing agent for Rolling Homes MHC LLC, owner of Willow Woods Manufactured Home Community, located at 1726 Crown Point Road in West Deptford Township, New Jersey.

2. Attached hereto is the year-end December 31, 2022 financial statements for Willow Woods.

I certify that the information contained in these financial statements is true and correct to the best of my knowledge. I am aware that if any of the information contained in these financial statements is willfully false, I am subject to punishment.

Dated: 7/21/23



JOSEPH WEBER

PRELIMINARY

Willow Woods MHC
Balance Sheet
December 31, 2022

ASSETS

CASH	\$	111,085
TENANT RECEIVABLES		67,340
IMPOUNDS/ESCROW RESERVE		-
FIXED ASSETS:		
Land		808,636
Buildings & Other Improvements		2,431,498
Other Fixed Assets		51,015
Less: Accumulated Depreciation		(2,190,739)
OTHER ASSETS		20,866
TOTAL ASSETS	\$	1,299,701

LIABILITIES

ACCOUNTS PAYABLE & ACCRUED EXPENSES	101,282
SECURITY DEPOSIT PAYABLE	54,078
DUE TO/FROM CARLYLE	1,289,579
NOTES PAYABLE-WELLS FARGO	3,445,759
OTHER LIABILITIES	-
TOTAL LIABILITIES	4,890,698

CAPITAL

PARTNERS/MEMBERS EQUITY	(3,590,997)
TOTAL CAPITAL	(3,590,997)
TOTAL LIABILITIES & CAPITAL	\$ 1,299,701

****PRELIMINARY******Willow Woods (0237)****Income Statement**

Period = Dec 2022

Book = Accrual ; Tree = ysl_ls

	Year to Date
INCOME	
OPERATING INCOME	
Space Rental	507,236
Apt Rental	19,562
Mgmt Housing Allowance	(1,925)
Free Rent Incentive	(1,015)
Late Fees	9,356
NSF Fees	105
Occupant Fees	(219)
Parking/RV Fees	2,914
Pet Fees	2,680
Storage Fees	9,600
Other Fees	1,044
Laundry	483
Cable Income	1,976
Utility Recovery	129,668
Tax Recovery	90,600
Occupancy Tax Recovery	14,598
Trash Recovery	600
Write-Offs - Prior Year	(5,961)
Write-Offs - Current Year	(12,123)
TOTAL OPERATING INCOME	769,179
MISC INCOME	
OTHER INCOME	
Miscellaneous Income	494
TOTAL OTHER INCOME	494
TOTAL MISC INCOME	494
TOTAL INCOME	769,673
ADMINISTRATIVE	
Evictions	2,673
Prospective Tenant Costs	400
Bank Charges & Fees	1,624
Computer/Printer Supplies	240
Park Office Supplies	528
Cellular Phone	460
Commun-Local	2,430
Computer-Internet Cost	863

Willow Woods (0237)

Income Statement

****PRELIMINARY****

Period = Dec 2022

Book = Accrual ; Tree = ysl_js

	Year to Date
TOTAL ADMINISTRATIVE	9,217
PAYROLL & RELATED	
EMP-Fringe Benefit	6,102
EMP-Payroll	82,849
EMP-Payroll Taxes	10,927
EMP-Workers Comp. Ins.	4,320
Casual Labor/Temp Help	1,050
TOTAL PAYROLL & RELATED	105,248
INSURANCE	
Vehicle-Insurance	5,648
Prop. & Liab. Insurance	12,643
TOTAL INSURANCE	18,292
RM-Buildings & Fixtures	5,117
RM-Park Maintenance Supplies	2,344
RM-Electrical	830
Driveway Repair	107
Curb/Gutter Repair	213
RM-Grounds & Landscape	2,813
Leaf Removal	700
Landscape Materials	1,757
Hardscape Repairs	45
Lift Station Pumps	287
Lift/Ejector Station Elect. Power Consumption	4,650
Lift Station Operator	2,400
Lift Station Cleaning & Hauling	64
Collection System Cleaning	28,634
R&M-Collection System	1,023
Collection Sytem Chemicals	1,143
Water System Repair	2,801
RM-Machinery & Equipment Maint.	995
Machinery & Equipment Fuel	1,097
RM-Apts./Houses	1,459
RM-Pest Control	1,033
Hand Tools	1,994
Transportation (mileage & tolls, no fuel)	224
Vehicle Fuel	6,334
Vehicle-Registration/Parking	1,172
Vehicle Maintenance	572
TOTAL REPAIRS & MAINT	69,809

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****PRELIMINARY******Willow Woods (0237)****Income Statement**

Period = Dec 2022

Book = Accrual ; Tree = ysl_js

	Year to Date
PRIVATE WATER & SEWER SYSTEM	
WWTP Pumps	380
Water Plant Supply & Misc. Equip.	1,020
TOTAL PRIVATE WATER & SEWER SYSTEM	1,400
TAXES	
Taxes-Bus. License & Permits	64
Taxes-Occupancy	13,890
Taxes-Real Estate	123,638
TOTAL TAXES	137,592
UTILITIES	
Utilities-Electric	8,810
Utilities-Fuel Oil	5,076
Utilities-Sewer-City	108,460
Utilities-Water-City	66,370
TOTAL UTILITIES	188,717
Management Fees	23,000
TOTAL MANAGEMENT FEES	23,000
TOTAL RECURRING OPER EXP	553,275
NET OPERATING INCOME	216,399
NON-RECURRING & OTH	
NON-RECURRING EXP	
ADMINISTRATIVE	
Abandoned Projects	7,650
Subscription & Dues	1,137
Bank Service Fees	128
Postage & Shipping	360
Filing Fees	279
Meals	345
Travel	169
Cell phone use-Alloc. to Parks	511
Computer Services	3,489
TOTAL ADMINISTRATIVE	14,067
PAYROLL & RELATED	
EMP-Fringe Benefit	2,202
Payroll-Regional Supervision	1,259

Willow Woods (0237)
Income Statement

****PRELIMINARY****

Period = Dec 2022

Book = Accrual ; Tree = ysl_js

	Year to Date
Commissions	250
EMP-Payroll Taxes	274
EMP-Hiring Expense	1,782
EMP-Incentives	277
TOTAL PAYROLL & RELATED	6,043
REPAIRS AND MAINTENANCE	
RM-Tree Removal	3,625
TOTAL REPAIRS AND MAINTENANCE	3,625
TAXES	
Taxes-State Income	300
TOTAL TAXES	300
PROFESSIONAL FEES	
Legal Fees	11,667
Architecture	74
TOTAL PROFESSIONAL FEES	11,741
Promo & Goodwill	750
TOTAL PROMO & OTHER	750
MISCELLANEOUS	
Prior Year Expense	45,694
Expense-others (petty cash w/o)	600
TOTAL MISCELLANEOUS	46,294
TOTAL NON-RECURRING EXP	82,820
Management Fees	8,000
Asset Management Fees	46,500
Storage Fees	1,514
Regional Maintenance Alloc	26,968
Maintenance Dept Alloc	44,063
Marketing Alloc	5,703
TOTAL FEE EXPENSES	132,749
INTEREST EXPENSE	
Interest Expense-M.R.A.	42,144
Interest Expense	116,344
Int. Exp.--Wells Fargo (pumps)	2,192

6/1/2023 5:13 PM

****PRELIMINARY****

Willow Woods (0237)

Income Statement

Period = Dec 2022

Book = Accrual ; Tree = ysl_ls

	Year to Date
TOTAL INTEREST EXPENSE	160,680
Amortization	3,181
TOTAL AMOR & DEPRECIATION	3,181
CAPITAL COSTS	
Building Improvements	533
Site Improvements	7,356
Electrical Upgrades	10,417
Water/Sewer Systems	6,700
TOTAL CAPITAL COSTS	25,005
TOTAL NON-RECURRING & OTH	404,435
NET PROFIT OR (LOSS)	(188,037)
NET INCOME OR [LOSS]	(188,037)
JOB COST	
Capital Proj. - Job Cost	87,013
Proj. Maintenance - Job Cost	3,614
Total Job Cost	90,627
NET INCOME	(278,663)

**NOTICE OF RENT INCREASE
APPLICATION AND NOTICE TO QUIT**

Date: August __, 2023

Dear Tenant:

We have applied for a rent increase pursuant to Section 128-1 and 128-7(A), (B) & (D) of the West Deptford Rent Control Ordinance with the West Deptford Multiple Dwellings Regulations Board. We are also seeking a capital improvement increase surcharge. A hearing has been scheduled on the Application by the West Deptford Multiple Dwellings Regulation Board on _____, 2023 at 6:00 p.m. It will be conducted in person at the Municipal Building.

The proposed monthly rent increase for you can be found on the enclosed Master Rent Increase Worksheet (Exhibit A-1). A copy of the application and the worksheet are enclosed. Supporting documents for the proposed increase and a copy of the Application are available for your review in the community office of Willow Woods as well as at the Municipal Building.

You are hereby given NOTICE TO QUIT your rented premises on or before October 1, 2022. Demand is hereby made for possession of your rented lot on that date.

You have a choice. You can surrender possession and control as demanded herein, or you can remain. If you remain, however, you will be deemed by operation of law to have accepted the reasonable rent increases referred to herein in the enclosed Master Rent Increase Worksheet effective as of October 1, 2022.

This notice contains language required by Law. Your continued occupancy at Willow Woods, and your continued support is desired and hereby solicited.

Very truly yours,

Joseph Weber

Exhibit A-7



U.S. BUREAU OF LABOR STATISTICS

Databases, Tables & Calculators by Subject

Change output options From: 1913 To: 2013

Include graphs Include download links

More From this Database

On extracted on: May 15, 2013 10:53:43 AM

CPI for All Urban Consumers (CPI-U)

Series ID: CUURSL20540

Not Seasonally Adjusted

Series Title: All Items in Philadelphia-Camden-Wilmington, PA-NJ-DE-MD, all urban consumers, not seasonally adjusted

Area: Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

Items: All Items

Base Period: 1982=100

Download Data

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	1982=100	1982=100
2013	210.127	210.165	210.195	210.225	210.255	210.285	210.315	210.345	210.375	210.405	210.435	210.465	210.495	210.525	210.555
2014	210.585	210.615	210.645	210.675	210.705	210.735	210.765	210.795	210.825	210.855	210.885	210.915	210.945	210.975	211.005
2015	211.035	211.065	211.095	211.125	211.155	211.185	211.215	211.245	211.275	211.305	211.335	211.365	211.395	211.425	211.455
2016	211.485	211.515	211.545	211.575	211.605	211.635	211.665	211.695	211.725	211.755	211.785	211.815	211.845	211.875	211.905
2017	211.935	211.965	211.995	212.025	212.055	212.085	212.115	212.145	212.175	212.205	212.235	212.265	212.295	212.325	212.355
2018	212.385	212.415	212.445	212.475	212.505	212.535	212.565	212.595	212.625	212.655	212.685	212.715	212.745	212.775	212.805
2019	212.835	212.865	212.895	212.925	212.955	212.985	213.015	213.045	213.075	213.105	213.135	213.165	213.195	213.225	213.255
2020	213.285	213.315	213.345	213.375	213.405	213.435	213.465	213.495	213.525	213.555	213.585	213.615	213.645	213.675	213.705
2021	213.735	213.765	213.795	213.825	213.855	213.885	213.915	213.945	213.975	214.005	214.035	214.065	214.095	214.125	214.155
2022	214.185	214.215	214.245	214.275	214.305	214.335	214.365	214.395	214.425	214.455	214.485	214.515	214.545	214.575	214.605
2023	214.635	214.665	214.695	214.725	214.755	214.785	214.815	214.845	214.875	214.905	214.935	214.965	214.995	215.025	215.055

12-Month Percent Change

Series ID: CUURSL20540

Not Seasonally Adjusted

Series Title: All Items in Philadelphia-Camden-Wilmington, PA-NJ-DE-MD, all urban consumers, not seasonally adjusted

Area: Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

Items: All Items

Base Period: 1982=100

Download Data

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	1982=100	1982=100
2013	1.0	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4
2014	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9
2015	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4
2016	5.5	5.6	5.7	5.8	5.9	6.0	6.1	6.2	6.3	6.4	6.5	6.6	6.7	6.8	6.9
2017	7.0	7.1	7.2	7.3	7.4	7.5	7.6	7.7	7.8	7.9	8.0	8.1	8.2	8.3	8.4
2018	8.5	8.6	8.7	8.8	8.9	9.0	9.1	9.2	9.3	9.4	9.5	9.6	9.7	9.8	9.9
2019	10.0	10.1	10.2	10.3	10.4	10.5	10.6	10.7	10.8	10.9	11.0	11.1	11.2	11.3	11.4
2020	11.5	11.6	11.7	11.8	11.9	12.0	12.1	12.2	12.3	12.4	12.5	12.6	12.7	12.8	12.9
2021	13.0	13.1	13.2	13.3	13.4	13.5	13.6	13.7	13.8	13.9	14.0	14.1	14.2	14.3	14.4
2022	14.5	14.6	14.7	14.8	14.9	15.0	15.1	15.2	15.3	15.4	15.5	15.6	15.7	15.8	15.9
2023	16.0	16.1	16.2	16.3	16.4	16.5	16.6	16.7	16.8	16.9	17.0	17.1	17.2	17.3	17.4

U.S. BUREAU OF LABOR STATISTICS Federal Reserve Building 2 Nassau Street Avenue NE Washington, DC 20112-0001

Telephone: 202-691-5170 Telefax: 202-691-5171 TDD: 202-691-5172

Exhibit A-8

A-9

WATER AND SEWER BILLS

DATE: 04/20/2022 ORDER: 82166 TOTAL: \$42,775.87** BANK TO: ADD FUND Disbursement NEW (75000)
 PAYER: WEST DEPTFORD TOWNSHIP (wendo)

The Carlyle Group, Inc.

Fund Disbursing Account
 8073 Nemo Street
 West Hollywood, CA 90069

American Business Bank
 623 West 6th Street, Suite 800
 Los Angeles, CA 90014

82166

TO THE
 ORDER OF

04/20/2022

\$42,775.87**

**** FORTY TWO THOUSAND SEVEN HUNDRED SEVENTY FIVE AND 87/100 DOLLARS

WEST DEPTFORD TOWNSHIP
 400 CROWN POINT ROAD
 WEST DEPTFORD, NJ 08086-0089

NON-NEGOTIABLE

llw

Valid after 100 days

Property	Account	Invoice - Date	Description	Amount
0237	8170-0000	9114010-0-4/13/22 - 04/	Water Svc-1/3/22-4/13/22	5,603.31
0237	8185-0000	9114010-0-4/13/22 - 04/	Sewer Svc-1/3/22-4/13/22	12,441.00
0237	8170-0000	9113010-0-4/13/22 - 04/	Water Svc-1/3/22-4/13/22	10,187.66
0237	8185-0000	9113010-0-4/13/22 - 04/	Sewer Svc-1/3/22-4/13/22	14,874.00
				42,775.87

WEST DEPTFORD TOWNSHIP
 400 CROWN POINT ROAD
 WEST DEPTFORD, NJ 08086
 Pay online at www.westdeptford.com

ACCOUNT NO.	BILLING DATE
9113010-0	04/13/22
SERVICE LOCATION	
1762 CROWN POINT RD	CROWN POINT RD
661410	674091
READING	READING
03/28/22	1268100
WATER	SEWER
1.00	92.00
PREVIOUS BALANCE	NEW BALANCE
519.84	0.00
WATER CHARGES	SEWER CHARGES
10677.40	14674.00
DUE DATE: 05/27/22	
PLEASE CALL FOR INTEREST	

at Henry 4/20

WEST DEPTFORD TOWNSHIP
 400 CROWN POINT ROAD
 WEST DEPTFORD, NJ 08086
 Pay online at www.westdeptford.com

ACCOUNT NO.	BILLING DATE
9114010-0	04/13/22
SERVICE LOCATION	
1762 CROWN POINT RD	CROWN POINT RD
545495	552452
READING	READING
03/28/22	695700
WATER	SEWER
1.00	78.00
PREVIOUS BALANCE	NEW BALANCE
354.48	0.00
WATER CHARGES	SEWER CHARGES
5857.79	12441.00
DUE DATE: 05/27/22	
PLEASE CALL FOR INTEREST	

at Henry 4/20

Exhibit A-9

DATE: 07/19/2022 GKN: 84229 TOTAL: \$44,434.10 BANK: 100 ADD: 400 CROWN POINT RD NEW (780000) PAYEE: WEST DEPTFORD TOWNSHIP (wvado)

The Carlyle Group, Inc.

Fund Disbursing Account
8073 Nemo Street
West Hollywood, CA 90069

American Business Bank
523 West 6th Street, Suite 900
Los Angeles, CA 90014

84229

TO THE
ORDER OF

07/19/2022 \$44,434.10**
*** FORTY FOUR THOUSAND FOUR HUNDRED THIRTY FOUR AND 10/100 DOLLARS

WEST DEPTFORD TOWNSHIP
400 CROWN POINT ROAD
WEST DEPTFORD, NJ 08086-0089

NON-NEGOTIABLE

Void after 180 days

THE BACK OF THIS DOCUMENT CONTAINS AN OFFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

Properly	Account	Invoice - Date	Description	Amount
0237	6170-0000	9113010-0-7/13/22 - 07/	Water Svc-4/13/22-7/13/22	11,350.16
0237	6165-0000	9113010-0-7/13/22 - 07/	Sewer Svc-4/13/22-7/13/22	14,674.00
0237	6170-0000	9114010-0-7/13/22 - 07/	Water Svc-4/13/22-7/13/22	6,986.94
0237	6168-0000	9114010-0-7/13/22 - 07/	Sewer Svc-4/13/22-7/13/22	12,441.00
				44,434.10

WEST DEPTFORD TOWNSHIP
400 CROWN POINT ROAD
WEST DEPTFORD, NJ 08086
Pay online at: www.westdeptford.com

ACCOUNT NO.	BILLING DATE
9114010-0	07/13/22
SERVICE LOCATION	
1762 CROWN POINT RD	
PREVIOUS BALANCE	CURRENT BALANCE
552452	559541
PAID DATE	PAID
06/27/22	708900
WATER CHARGES	SEWER CHARGES
1.00	78.00
PREVIOUS BALANCE	CURRENT BALANCE
0.00	0.00
WATER CHARGES	SEWER CHARGES
5968.94	12441.00
DUE DATE	TOTAL AMOUNT DUE
08/26/22	18409.94

PLEASE CALL FOR INTEREST DUE

JUL 13 2022

WEST DEPTFORD TOWNSHIP
400 CROWN POINT ROAD
WEST DEPTFORD, NJ 08086
Pay online at: www.westdeptford.com

ACCOUNT NO.	BILLING DATE
9113010-0	07/13/22
SERVICE LOCATION	
1762 CROWN POINT RD	
PREVIOUS BALANCE	CURRENT BALANCE
674091	687571
PAID DATE	PAID
06/27/22	1348000
WATER CHARGES	SEWER CHARGES
1.00	92.00
PREVIOUS BALANCE	CURRENT BALANCE
0.00	0.00
WATER CHARGES	SEWER CHARGES
11350.16	14674.00
DUE DATE	TOTAL AMOUNT DUE
08/26/22	26024.16

PLEASE CALL FOR INTEREST DUE

JUL 13 2022

DATE: 10/12/2022 CKN: 86194 TOTAL: \$41,087.14 BANK: TGS-KHS Fund Disbursement NEW(7500p)

PAYEE: WEST DEPTFORD TOWNSHIP(wesda)

The Carlyle Group, Inc.

Fund Disbursing Account
0073 Noma Street
West Hollywood, CA 90069

American Business Bank
523 West 8th Street, Suite 800
Los Angeles, CA 90014

86194

TO THE
ORDER OF

*** FORTY ONE THOUSAND EIGHTY SEVEN AND 14/100 DOLLARS

10/12/2022

\$41,087.14**

WEST DEPTFORD TOWNSHIP
400 CROWN POINT ROAD
WEST DEPTFORD, NJ 08086-0089

NON-NEGOTIABLE

Valid after 100 days

THE BACK OF THIS DOCUMENT CONTAINS ATTACHED POSTAL WATER MARK. FEDERAL RESERVE TO VIEW

Property	Account	Invoice - Date	Description	Amount
0237	0170-0000	9114010-0-9/23/22 - 09/	Water Svc-7/13/22-9/23/22	6,116.83
0237	0185-0000	9114010-0-9/23/22 - 09/	Sewer Svc-7/13/22-9/23/22	12,441.00
0237	0170-0000	9113010-0-9/23/22 - 09/	Water Svc-7/13/22-9/23/22	8,855.31
0237	0185-0000	9113010-0-9/23/22 - 09/	Sewer Svc-7/13/22-9/23/22	14,674.00
				41,087.14

WEST DEPTFORD TOWNSHIP
400 CROWN POINT ROAD
WEST DEPTFORD, NJ 08089
Pay online at: www.westdeptford.com

ACCOUNT NO.	BILLING DATE
9114010-0	10/05/22
SERVICE LOCATION	
1762 CROWN POINT RD	
PREVIOUS READING	CURRENT READING
559541	565618
READING DATE	USAGE
09/23/22	607700
WATER UNITS	SEWER UNITS
1.00	78.00
PREVIOUS BALANCE	REAR UNIFORMITY
0.00	0.00
WATER CHARGES	SEWER CHARGES
5116.83	12411.00
DUE DATE	REAR UNIFORMITY
11/18/22	17557.83
PLEASE CALL FOR INTEREST DUE	

OCT 11 2022

WEST DEPTFORD TOWNSHIP
400 CROWN POINT ROAD
WEST DEPTFORD, NJ 08089
Pay online at: www.westdeptford.com

ACCOUNT NO.	BILLING DATE
9113010-0	10/05/22
SERVICE LOCATION	
1762 CROWN POINT RD	
PREVIOUS READING	CURRENT READING
687571	690080
READING DATE	USAGE
09/23/22	1051700
WATER UNITS	SEWER UNITS
1.00	92.00
PREVIOUS BALANCE	REAR UNIFORMITY
0.00	0.00
WATER CHARGES	SEWER CHARGES
8855.31	14674.00
DUE DATE	REAR UNIFORMITY
11/18/22	23529.31
PLEASE CALL FOR INTEREST DUE	

OCT 11 2022

DATE: 01/20/2023 - GK# 88340 - TOTAL \$46,533.20** BANK: TCB - ABB Fund Disbursement NEW (75000p)
 PAYEE: WEST DEPTFORD TOWNSHIP (wexdo)

The Carlyle Group, Inc.

Fund Disbursing Account
 9073 Nemo Street
 West Hollywood, CA 90069

American Business Bank
 623 West 6th Street, Suite 900
 Los Angeles, CA 90014

88340

TO THE
 ORDER OF

01/26/2023

\$46,533.20**

**** FORTY SIX THOUSAND FIVE HUNDRED THIRTY THREE AND 20/100 DOLLARS

WEST DEPTFORD TOWNSHIP
 400 CROWN POINT ROAD
 WEST DEPTFORD, NJ 08086-0089

NON-NEGOTIABLE

VOID AFTER 180 DAYS

Property	Account	Invoice - Date	Description	Amount
0237	6170-0000	9114010-0-12/31/22 - 12	Water Svc-9/23/22-1/3/23	7,004.93
0237	6186-0000	9114010-0-12/31/22 - 12	Sewer Svc-9/23/22-1/3/23	12,441.00
0237	6170-0000	9113010-0-12/31/22 - 12	Water Svc-9/23/22-1/3/23	11,733.27
0237	6166-0000	9113010-0-12/31/22 - 12	Sewer Svc-9/23/22-1/3/23	14,674.00
				46,533.20

WEST DEPTFORD TOWNSHIP
 400 CROWN POINT ROAD
 WEST DEPTFORD, NJ 08086
 Pay online at: www.westdeptford.com

ACCOUNT NO. 9113010-0
 SERVICE LOCATION 1762 CROWN POINT RD
 PREVIOUS READING 698008
 CURRENT READING 712023
 NEW READING DATE 01/03/23
 PREVIOUS DATE 01/03/23
 PREVIOUS BALANCE 1.00
 SERVICE DISCOUNT 92.00
 WATER CHARGES 0.00
 SEWER CHARGES 0.00
 11733.27 14674.00
 DUE DATE 03/03/23
 PLEASE CALL FOR INTEREST DUE

90069-551173

WEST DEPTFORD TOWNSHIP
 400 CROWN POINT ROAD
 WEST DEPTFORD, NJ 08086
 Pay online at: www.westdeptford.com

ACCOUNT NO. 9114010-0
 SERVICE LOCATION 1762 CROWN POINT RD
 PREVIOUS READING 565618
 CURRENT READING 574745
 NEW READING DATE 01/03/23
 PREVIOUS DATE 01/03/23
 PREVIOUS BALANCE 1.00
 SERVICE DISCOUNT 78.00
 WATER CHARGES 0.00
 SEWER CHARGES 0.00
 7684.93 12441.00
 DUE DATE 03/03/23
 PLEASE CALL FOR INTEREST DUE

90069-551173

2022 FINAL/2023 PRELIMINARY TAX BILL

WEST DEPTFORD TOWNSHIP

GLOUCESTER COUNTY

BLOCK NUMBER	LOT NUMBER	QUALIFICATION
325	7	

Property Located: 1762 CROWN POINT RD
 Building Code: VRR BDGB/HOMES
 Additional Info: 13.93 AC
 Land Design: 08140
 Parcel: 00003509

ADDRESS VALUATION INFORMATION
Y12000 1037900
Y20000 2512500
TOTAL 3549800
EXEMPTIONS
NET TAXABLE VALUE 3549800

DESCRIPTION	RATE PER \$100	AMOUNT OF TAX
COUNTY TAX	0.684	24200.63
COUNTY OPEN SPACE TAX	0.041	1455.42
DISTRICT SCHOOL TAX	1.551	58607.20
MUNICIPAL OPEN SPACE	0.005	177.49
MUNICIPAL LIBRARY TAX	0.037	1313.43
LOCAL MUNICIPAL TAX	1.013	35959.47

ROLLING HOMES MHC LLC
 9073 NEMO ST
 LOS ANGELES, CA 90069

2022 TOTAL TAX 3.431 121793.64
 2022 NET TAX 121793.64
 LESS 2022 PREV. BILLED 60683.83
 BALANCE OF 2022 TAX 61109.81

2022 1ST QTR TAX AUG 1, 2022	30554.91	2022 2ND QTR TAX NOV 1, 2022	30554.90	2022 3RD QTR TAX FEB 1, 2023	30448.41	2022 4TH QTR TAX MAY 1, 2023	30448.41
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INFORMATION FOR TAXPAYERS	2023 PRELIMINARY TAX
MAKE CHECK PAYABLE TO: WEST DEPTFORD TOWNSHIP MAIL TO: TAX COLLECTOR 400 CROWN POINT RD WEST DEPTFORD, NJ 08086	PRELIMINARY TAX IS EQUAL TO ONE HALF OF 2022 TOTAL NET TAX 60896.82
GET REVERSE SIDE FOR ADDITIONAL INFORMATION TAX OFFICE HOURS 8:30AM - 4:30PM - MONDAY TO FRIDAY 856-945-4004 ext 103 ***** * LAST DAY TO PAY 3RD QTR (AUG.) * ***** * TYP NO LONGER USES PO BOX * * OFFICE DOES NOT ACCEPT POSTMARK * * WE CANNOT ACCEPT POSTDATED CHECKS * * WRITTEN LINE OF CHECK MUST MATCH NUMERIC FOR BANK TO ACCEPT *	DISTRIBUTION OF TAXES County Taxes 21.13% \$ 25736.05 School Taxes 48.12% \$ 58607.20 Municipal Taxes 39.75% \$ 37450.39
STATE AID USED TO OFFSET LOCAL PROPERTY TAXES: The budgets of the government agencies funded by this tax bill include State aid used to reduce property taxes. State aid offset information for current year municipal tax bills will start becoming available at the end of July. Access the Division of Local Government Services website at http://www.nj.gov/dca/divisions/dls/resources/property_tax.html to find (based on the assessed value of this parcel) the amount of state aid used to offset property taxes on this parcel.	

WEST DEPTFORD TOWNSHIP
 GLOUCESTER COUNTY
 TAX COLLECTOR'S STUB-DETACH AND RETURN WITH YOUR PAYMENT
 2023 2ND QUARTER TAX DUE MAY 1, 2023

BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
325	7		08140

TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT BILLED	DATE
00003509	007383	30448.41	05/01/2023

ROLLING HOMES MHC LLC
 1762 CROWN POINT RD

WEST DEPTFORD TOWNSHIP
 GLOUCESTER COUNTY
 TAX COLLECTOR'S STUB-DETACH AND RETURN WITH YOUR PAYMENT
 2023 1ST QUARTER TAX DUE FEBRUARY 1, 2023

BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
325	7		08140

TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT BILLED	DATE
00003509	007383	30448.41	02/01/2023

ROLLING HOMES MHC LLC
 1762 CROWN POINT RD

Exhibit A - 10

WEST DEPTFORD TOWNSHIP
 GLOUCESTER COUNTY
 TAX COLLECTOR'S STUB-DETACH AND RETURN WITH YOUR PAYMENT
 2022 4TH QUARTER TAX DUE NOVEMBER 1, 2022

BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
325	7		08140

TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT BILLED	DATE
00003509	007383	30554.90	11/01/2022

ROLLING HOMES MHC LLC
 1762 CROWN POINT RD

WEST DEPTFORD TOWNSHIP
 GLOUCESTER COUNTY
 TAX COLLECTOR'S STUB-DETACH AND RETURN WITH YOUR PAYMENT
 2022 3RD QUARTER TAX DUE AUGUST 1, 2022

BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
325	7		08140

TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT BILLED	DATE
00003509	007383	30554.91	08/01/2022

ROLLING HOMES MHC LLC
 1762 CROWN POINT RD
 TO AVOID INTEREST CHARGES, PAYMENT MUST BE RECEIVED ON OR BEFORE 09/25/22

2022 FINAL/2023 PRELIMINARY TAX BILL

WEST DEPTFORD TOWNSHIP GLOUCESTER COUNTY

BLOCK NUMBER	LOT NUMBER	QUALIFICATION	EXPLANATION OF TAXES
325	6.01		
1762 CROWN POINT RD			
Property Tax	4.74 AC		
Rolling Homes			
Assessed Value	00140		
Block	00003500		

ASSESSOR VALUATION INFORMATION	TOTAL
40800	40800
EXEMPTIONS	NET TAXABLE VALUE
	40800

2022 TOTAL TAX	3,431	1399.85
2022 NET TAX		1399.85
LESS 2022 PREV. BILLED		597.48
BALANCE OF 2022 TAX		702.37

2023 1ST QTR DUE FEB 1, 2023	351.19	2023 2ND QTR DUE MAY 1, 2023	351.10	2023 3RD QTR DUE AUG 1, 2023	349.97	2023 4TH QTR DUE NOV 1, 2023	349.96
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INFORMATION FOR TAXPAYERS MAKE CHECK PAYABLE TO: WEST DEPTFORD TOWNSHIP MAIL TO: TAX COLLECTOR 400 CROWN POINT RD WEST DEPTFORD, NJ 08006		2023 PRELIMINARY TAX PRELIMINARY TAX IS EQUAL TO ONE HALF OF 2022 TOTAL NET TAX 699.93	
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION TAX OFFICE HOURS 8:30AM - 4:30PM - MONDAY TO FRIDAY 856-845-4004 ext. 103 ***** * LAST DAY TO PAY 3RD QTR (AUG.) * ***** * IS: 08-25-2022 ***** ***** * * TWP NO LONGER USES PO BOX * * * OFFICE DOES NOT ACCEPT POSTMARK * * WE CANNOT ACCEPT POSTDATED CHECKS * * WRITTEN LINE OF CHECK MUST MATCH NUMERIC FOR BANK TO ACCEPT		DISTRIBUTION OF TAXES County Taxes 21.13% \$ 295.80 School Taxes 48.12% \$ 673.61 Municipal Taxes 30.75% \$ 430.44	
STATE AID USED TO OFFSET LOCAL PROPERTY TAXES: The budgets of the government agencies funded by this tax bill include State aid used to reduce property taxes. State aid offset information for current year municipal tax bills will start becoming available at the end of July. Access the Division of Local Government Services website at http://www.nj.gov/dca/divisions/dlgs/resources/property_tax.html to find (based on the Assessed value of this parcel) the amount of state aid used to offset property taxes on this parcel.			

WEST DEPTFORD TOWNSHIP GLOUCESTER COUNTY 2023-2				WEST DEPTFORD TOWNSHIP GLOUCESTER COUNTY 2023-1			
TAX COLLECTOR'S STUB DETACH AND RETURN WITH YOUR PAYMENT 2023 2ND QUARTER TAX DUE MAY 1, 2023				TAX COLLECTOR'S STUB DETACH AND RETURN WITH YOUR PAYMENT 2023 1ST QUARTER TAX DUE FEBRUARY 1, 2023			
BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE	BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
325	6.01		08140	325	6.01		08140
TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT BILLED	DUE MAY 1, 2023	TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT BILLED	DUE FEBRUARY 1, 2023
00003500	007382	349.96		00003500	007382	349.97	
ADJUSTMENT INTEREST CASH CHECK TOTAL				ADJUSTMENT INTEREST CASH CHECK TOTAL			
ROLLING HOMES MHC LLC 1762 CROWN POINT RD				ROLLING HOMES MHC LLC 1762 CROWN POINT RD			

WEST DEPTFORD TOWNSHIP GLOUCESTER COUNTY 2022-4				WEST DEPTFORD TOWNSHIP GLOUCESTER COUNTY 2022-3			
TAX COLLECTOR'S STUB DETACH AND RETURN WITH YOUR PAYMENT 2022 4TH QUARTER TAX DUE NOVEMBER 1, 2022				TAX COLLECTOR'S STUB DETACH AND RETURN WITH YOUR PAYMENT 2022 3RD QUARTER TAX DUE AUGUST 1, 2022			
BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE	BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
325	6.01		08140	325	6.01		08140
TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT BILLED	DUE NOVEMBER 1, 2022	TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT BILLED	DUE AUGUST 1, 2022
00003500	007382	351.10		00003500	007382	351.19	
ADJUSTMENT INTEREST CASH CHECK TOTAL				ADJUSTMENT INTEREST CASH CHECK TOTAL			
ROLLING HOMES MHC LLC 1762 CROWN POINT RD				ROLLING HOMES MHC LLC 1762 CROWN POINT RD TO AVOID INTEREST CHARGES, PAYMENT MUST BE RECEIVED ON OR BEFORE 08/25/22			

EXHIBIT "A-11"

**WILLOW WOODS MANUFACTURED HOME COMMUNITY
THIS LEASE AGREEMENT**

Dated _____, 200____, between Willow Woods Manufactured Home Community, referred to as the "Landlord", and _____,

Referred to as the "Tenant". The parties have entered into this lease upon the following terms and conditions:

LANDLORD: Willow Woods Manufactured Home Community

TENANT: _____

SPACE LEASED (LOT): Lot Number _____

TERM OF LEASE: _____

EXECUTION DATE: _____

EFFECTIVE DATE: _____

MONTHLY RENT: \$ _____ (see paragraph 2)

SECURITY DEPOSIT: _____

RENT IS PAYABLE ON THE FIRST DAY OF EACH MONTH

1. **PREMISE AND TERM:** The landlord has leased to Tenant and Tenant has agreed to lease from Landlord, a mobile home space (lot) known as _____ in **WILLOW WOODS MANUFACTURED HOME COMMUNITY**, in the township of **WEST DEPTFORD**, County of **GLOUCESTER** and State of New Jersey. This lease is for a term of twelve months. The space is leased for occupancy strictly for single-family residential use and for parking of not more than two customary passenger vehicles.
2. **RENT:** The Tenant agrees to pay to the Landlord as rent, for the term of this lease, payable in equal monthly payments in advance at the office of the Landlord on the first day of each and every month, the sum of \$ _____ of the monthly rent per month, until the expiration of the term. If the term of this lease begins in the middle of the month, the first month's rent shall be prorated and paid on such beginning date. Tenant shall be liable for a late charge in the sum of ten percent (10%) of the monthly rent for any rent payment received more than five (5) days late. Tenant shall be responsible for an additional \$30.00 whenever a payment check is returned unpaid for any reason by a bank. These charges shall not be a penalty, but shall be for accounting and processing fees for late payments and/or bounced checks. The rent may also be increased (during 12-month lease) by the Landlord, when and if permitted by the Municipal Rent Leveling Board (or by decision of a competent court on an appeal of their decision) and is subject to increases due to any tax, utility or other surcharges pass through whenever authorized by the Code of that Municipality.

3. **SECURITY:** Tenant shall pay the sum of \$ _____ upon signing this lease as security for the full and faithful performance by the tenant of all of the terms and conditions to be performed and met by the Tenant. This sum shall be returned to the Tenant with interest in accordance with the statutory provisions of N.J.S.A. 46:8-19 at the termination of this lease, PROVIDED, that Tenant has fully and faithfully carried out all of the terms and conditions on Tenant's part to be performed. Tenant shall not consider the security deposit to serve as the last month's rent upon termination of the lease. Tenant's security will be on deposit at: W. Flavia Bank.

4. **MOVE-IN INSPECTION:** The Tenant, by signing this agreement, acknowledges that he has inspected the space to be rented prior to moving into his mobile home, and has notified the landlord of any defects found in that inspection.

5. **USE:** Tenant's agreement to maintain the residential character of the occupancy of the leased space had influenced the Landlord to grant this Lease. In the event a violation by the Tenant of the restriction against permitting the mobile home to be occupied by parties other than as set forth in Tenant's application, or for any non-residential purpose, or of a violation of any condition of this Lease (all of which is hereby prohibited), this Lease shall, at the option of the Landlord, terminate.

If the Tenant shall use or permit the leased space to be used for any unlawful or illegal purposes, or shall commit any illegal or unlawful act at the leased space (all of which are prohibited), this Lease shall, at the option of the Landlord, terminate. The lease of Tenant will terminate if said tenant or their guests are convicted of the sale, distribution or purchase of illegal substances.

6. **UTILITIES AND SERVICES:** All utilities and services not set forth in this lease, as Landlord's obligations shall be the obligation of Tenant. Tenant shall at all times promptly pay such charges when billed. Landlord shall not be responsible for damage caused to Tenant's property or to Landlord's property if any failure to maintain any utility or other service results in either damage to Tenant's property or to Landlord's property. Tenant shall be responsible for damage caused to Landlord's property because of Tenant's failure to maintain utility and other services or due to failure of any utility related equipment (such as gas or oil storage tanks). All utility lines and other facilities shall be installed underground and all such installations shall be subject to Landlord's approval. Tenant shall maintain insurance in the amount of \$100,000 for leaks and spills from oil tanks if tenant utilizes one.

Landlord provide the following services and utilities subject to charges permitted by law or ordinance:

- a.
- b. Municipal refuse collection;
- c. Maintenance of roads and common areas;
- d. Snow clearance of roads within the Park;
- e. Use of club house (if applicable)
- f. Street Lighting.

Tenant shall be responsible, at Tenant's own expense, for:

- a. Insect and rodent control on the leased space;
- b. Tenant's own sidewalk and driveway maintenance;
- c. Clearance of snow from driveway and sidewalk on Tenant's leased space;
- d. Maintenance of Tenant's own leased space;
- e. Payment of all fees due the local Sewerage Authority, if applicable. If such fees are not paid and landlord pays same to remove lien, such monies so paid shall be due from the tenant as additional rent.
- f. Water supply charges from any Municipal Water Company supplying water.
- g. Anything else not referred to as the Landlord's responsibility.

7. **ATTORNEYS FEES AND ADDITIONAL RENT:** If the Landlord does not receive his rent payment within five (5) days of the date the rent should be paid, Landlord has the right to go ahead with any legal proceeding available to Landlord, to collect the money or acquire possession of the rented property. If the Landlord proceeds with a Summary Dispossess action, or any other legal action against the tenant, to enforce the lease, rules and regulations or for collection of rent due, the tenant agrees to pay all related expenses incurred, including legal fees and court costs, due and payable as additional rent.
8. **ASSIGNMENT BY TENANT, SALE OF MOBILE HOME:** Tenant shall not assign or sublet the lease of the space or sublet the mobile home or any portion. Sale is subject to the provisions of Paragraph 13. Upon sale by Tenant of a mobile home located on the leased space, Tenant shall be relieved of all rights and obligations under this lease, provided the buyer of the mobile home is approved for permanent park residence by the Landlord in writing, and signs a new lease for the space for a period to be fixed by the Landlord.
9. **RIGHTS TO TERMINATE LEASE UPON DEATH OF RESIDENT:** Where both spouses are Tenants under this Lease, upon the death of one spouse, the surviving spouse may terminate this Lease at any time on ninety (90) days written notice to Landlord, subject to provisions of Paragraph 13 of this lease. The Tenant's rental obligation will not cease upon termination pursuant to this paragraph, until the rented lot is cleared of all of Tenant's property. This Lease will terminate upon the death of the owner of the mobile home placed upon the leased lot, or if the owner is someone other than the resident referred to in the application, it will terminate upon the death of the last of those persons listed on the rental application or the last of those persons otherwise approved for occupancy by the Landlord who used the leased lot as their primary residence, who also qualify for occupancy pursuant to the age restriction referred to in Paragraph 4.

10. **OWNERSHIP OF MOBILE HOME:** The Tenant has represented to the Landlord that he is owner of the mobile home. Tenant shall produce a copy of his title to Landlord for his files. Any transfer of the mobile home title to any other party is prohibited and shall terminate the Tenant's tenancy.

11. **SALE OF THE MOBILE HOME:** Tenant shall be prohibited from attempting to sell the mobile home placed on the leased space, which is the subject of this Agreement, or to give the mobile home to anyone else, with the intention of having the buyer or recipient of the gift reside in the mobile home on the leased space, without first securing an application for tenancy from the Landlord, so that the Landlord can exercise his right to approve the prospective buyer of the mobile home as a new tenant. The Landlord has the right to interview the new tenant in person. This right of approval shall not be unreasonably withheld.

12. **CHARACTER, QUALITY AND APPEARANCE OF HOME:**

A. Tenant acknowledges the importance of Landlord's policy of maintaining the character, quality and appearance of Willow Woods Manufactured Home Community. In consideration of Landlord adopting and enforcing standards to maintain the character, quality, and appearance of Willow Woods Manufactured Home Community, Tenant agrees that the new mobile home which the Tenant owns on the leased space shall meet the following standards:

	<u>Single Wide</u>	<u>Double Wide</u>
1. Size: Minimum Width	14 feet	22 feet
Minimum Length (excluding hitch)	56 feet	36 feet
Minimum Area	784 Sq. Ft.	792 Sq. Ft.

2. **Appearance Materials:**

GFI outlet for heating tape;
Water shut off valve on all fixtures;
Gable roofs covered with asphalt shingles;
Aluminum or vinyl house-type siding;
"House-type" entrance door;
"House-type" windows with self storing storm windows and screens;
Skirting: pre-finished aluminum or vinyl skirting installed vertically
with two-track system having vent panels and an access door;
Central air conditioning;
BOCA Code approved steps and handrails.

3. **Legal requirements:** Construction shall meet all requirements of Housing and Urban Development (HUD) and all applicable building codes.

4. Sheds: Each tenant is required to install a shed, but only on a concrete pad. The shed can be no larger than 10 foot by 10 foot, with a maximum height of 7 feet. The shed must be constructed of aluminum with a gabled roof.
 5. The house must be level.
 6. All house trim must be painted.
 7. All plumbing fixtures must be free from leaks and to aid in water conservation, water saving devices must be installed.
 8. Only above ground decks will be permitted, and they must be enclosed with skirting at the bottom.
 9. Water hook up, 3/4 inch ball valve on water riser, 3/4 inch tubing to mobile home with shut off valve on mobile home. U.L. approved heating tape with wrapping. Garden hose hookup with vacuum break on the mobile home.
 10. Mobile home and all approved additions, improvements, sheds, etc., must pass building, plumbing and electrical inspections.
 11. All homes must have at least one (1) approved smoke detector and as many others as required by law.
 12. Any porch, deck or enclosure must be in acceptable condition and appearance.
- B. All homes must be secured from wind forces with "tie-downs" that comply with applicable building codes, manufacture's recommendations, and/or (in the absence of the foregoing) Landlord's requirements.
- C. The Landlord reserves the right to inspect all homes and home sites to make sure of full compliance with these rules as a condition of resale.
- D. **THESE STANDARDS SHALL APPLY TO EXISTING HOMES UPON RESALE AND TO ALL NEW HOMES BROUGHT ONTO THE LEASED SPACE.**
- E. Any mobile home proposed to be brought into the park shall be new or in condition approved by management in writing.
- F. Application for space rental must be completed by new potential residents and approved by Park Management before transfer of home. A credit report and background check satisfactory to Park Management is necessary before application may be approved.

13. **IMPROVEMENTS TO REALTY:** No additions, alterations or improvements (including landscaping) shall be made, installed on or attached to the leased space or mobile home without the written consent of the Landlord and all necessary municipal approvals. The Tenant agrees that any improvements made to the leased space during the term shall be and remain the property of the Landlord. All fixtures, trees and shrubs placed upon the leased space shall become the Landlord's property. They shall remain on the property and be surrendered to the Landlord as part of the premises when the Tenant leaves or abandons the premises.
14. **MAINTAINENCE OF MOBILE HOME SPACE:** Tenant agrees to maintain the leased space and all improvements, including the mobile home, in good condition and repair at all times. Tenant agrees to properly care for and water the lawn, shrubbery, trees and other plantings and grounds on the leased area. The Tenant agrees to be responsible for proper maintenance of water lines and waste line pipes above the ground, and shall not tamper with electrical lines or pedestals. Tenant shall be responsible for any repairs and the expense resulting from stoppage of waste line pipes on leased space and overflow of waste or water lines. Upon the Tenants failure to do so and upon forty-eight (48) hours notice, the Landlord has the right to make any necessary repairs and maintenance at Tenant's expense, and any expense incurred by the Landlord shall immediately become due and payable by Tenant as additional rent.
15. **LANDLORD'S RIGHT TO ENTRY:** For the protection of all residents of the mobile home park, the Tenant agrees that the Landlord and the Landlord's agents, employees other representatives, shall have the right to enter into and upon the leased space or mobile home during reasonable hours for the purpose of repairs, maintenance and inspection. However, this clause shall not be construed to create an obligation on the part of the Landlord to make inspection or repairs. Whenever reasonably possible, Landlord shall give advance notice of his intention to enter the leased space for repairs, maintenance or inspection.
16. **SIGNS:** The Tenant agrees not to erect or display, either on the leased space or on the mobile home, any sign, except for identification, Tenant's name and address, and seasonal decorations, all as approved by Landlord in writing. One "For Sale" sign, no larger than 12 inches by 18 inches shall be permitted in accordance with State Law.
17. **INSURANCE:** Tenant shall provide his own homeowners insurance coverage for loss due to fire or other casualty, including theft and vandalism, of the mobile home and its contents. Tenant acknowledges Landlord has no responsibility for Tenant's insurance.
18. **DAMAGES:** If any damages are caused to any property or equipment in the mobile home park by the Tenant by negligence, misuse or intent, or by that of his family, visitors, or an agent of the Tenant, the Tenant shall be responsible for these damages. The damages shall be measured by the restoration or replacement cost resulting from the act of the Tenant. These damages shall be considered additional rent due five (5) days after the Landlord has supplied the Tenant with a written demand for payment. This demand must be accompanied by documents setting forth the cost or repair or replacement.

19. **INDEMNIFICATION OF LANDLORD:** Tenant shall hold harmless and indemnify the Landlord from and for any and all claims, debts and liability for losses or damage to property or injuries to persons caused by the Tenant, Tenant's family, agents, employees, guests, licensees, invitees, or resulting from the use and occupancy by the Tenant of the leased space or the common facilities. Tenant shall maintain homeowners insurance including comprehensive personal liability insurance (CPL) in a minimum amount of \$100,000.00. Tenant shall also secure insurance coverage to cover the cost of any hazardous waste spills or leaks caused from Tenant's fuel tanks in the amount of \$100,000.00. Landlord shall not be responsible for any damages caused by water, snow or ice coming through or being on the space rented by this lease, any part of the mobile home park or any part of the mobile home.

20. **QUIET ENJOYMENT:** Landlord covenants that the Tenant, on paying the said rent and performing all of the terms and conditions of the Lease, including abiding by the park rules and regulations, shall be peaceably and quietly have, hold and enjoy the leased space for the term of this lease.

There is an 8:00 PM curfew in the community for those under the age of eighteen.

21. **RULES AND REGULATIONS:** The Tenant agrees to comply with and conform to the rules and regulations governing the mobile home park which have been adopted by the Landlord and are a part of this Lease. These rules and regulations are deemed necessary for the safety, care and cleanliness of the leased space and mobile home and for securing the general comfort and welfare of the other Tenants. Tenant will also comply with all rules, regulations, ordinances, and laws of the Municipal, County, State Government or Public Authorities and of all their departments, bureaus and subdivisions applicable to and affecting the leased space and mobile home, their use and occupancy, during the term of this lease; Tenant shall promptly comply with all orders, regulations requirements and directives of the Board of Fire Underwriters or similar authority. Tenant shall keep an approved 2 1/2 lbs. Class B or C Fire Extinguisher in operable condition and readily accessible in the mobile home. The rules and regulations may be amended from time to time by the Landlord unilaterally. Thirty (30) days written notice shall be given by the Landlord to Tenant prior to the implementation of such amendments. The Landlord reserves the right to issue and post detailed rules and regulations governing the time and manner of operating all Park recreational and common facilities. They shall be a part of the Rules, and therefore, of this Lease. Such Rules and Regulations may be amended by the issuing or posting of such amendments and will be strictly enforced.

22. **TRAFFIC REGULATIONS:** The mobile home park is maintained as private enterprise; its streets are private and not public thoroughfares. Landlord, at Landlord's discretion, in the interest of safety, traffic control and the well-being of the mobile home community, may regulate and restrict traffic and put up necessary signs. Any non-compliance with such traffic regulation by Tenant shall constitute a breach of this lease. Campers, motorcycles, mopeds, motor homes, trailers, boats and trucks over one-half (1/2) ton are **NOT** permitted.

The Landlord has given West Deptford's Police Department written permission to issue any Summons necessary to uphold the above regulations.

23. **REMEDIES OF LANDLORD:** If Landlord is required to resort to any judicial proceeding in order to regain possession of the leased space, on account of Tenant's default under this agreement or termination of the leased period, Tenant shall pay to Landlord all costs including reasonable attorneys fees incurred by Landlord to regain possession, as specified in Paragraph 9. After the service of any notice, or the starting of any suit, or after final judgement for possession of the leased space the Landlord may receive and collect any rent due, and the payment of the rent shall not waive or affect such notice, suit or judgement.

Tenant further agrees to pay all reasonable costs, attorneys fees and expenses made or incurred by Landlord, as specified in Paragraph 9, including storage fees in enforcing the conditions and covenants contained in this agreement and in the rules and regulations of the Park. If Landlord shall pay or be compelled to pay a sum of money as the result of the failure of Tenant to perform one or more of the terms, covenants and conditions of this agreement, the sum paid by Landlord as well as interest, costs and damages shall be added to the rent next becoming due in the month following such payment, unless due sooner pursuant to the terms of this Lease. All monies due to the Landlord pursuant to the terms of this lease or rules and regulations shall be considered ADDITIONAL RENT, and shall be payable by the Tenant as a condition of dismissal of any tenancy action brought based upon non-payment.

24. **LANDLORD'S RESERVATION OF RIGHTS:** Landlord reserves the right to locate and maintain, on and across the leased space, such utility line facilities as may be necessary or convenient to serve the Tenant and other Tenants in the mobile home park; including water lines, television lines, sewer lines, gas tanks and lines, electrical lines and pedestals, sidewalks and common paths; and to relocate, remove, or repair maintain such facilities as needed. Exercise by Landlord of such reserved right shall not unreasonably interfere with Tenant's use of the leased space. Landlord also reserves the right to install and maintain traffic control signs, street signs, or other signs he deems necessary and to decide their location. The Landlord may move the Tenant to another lot in the park at the Landlord's cost, if he gives the Tenant thirty (30) days' written notice. If the move occurs, this agreement will continue in effect as if the Tenant's new lot was the original rented property.

25. **NO WAIVER OR REMEDIES:** The failure of the Landlord to insist upon the strict performance of any of the terms of this lease or to exercise any option conferred in it shall not be construed as a waiver or relinquishment of this right.

26. **RIGHT OF RE-ENTRY:** If the Tenant does not perform his duties imposed by law or assumed by this Lease Agreement, the Landlord reserves the right to re-enter and take possession of the leased space. The Landlord must first obtain a Court order. If the Landlord does re-enter, or if the Tenant voluntarily abandons the rented property, the Landlord may collect the remainder of the rent due for the balance of the lease from the Tenant. The Landlord must try to re-rent the property immediately, and if he does so, he can only collect from the Tenant his actual lost rent, expenses and costs. The Landlord's repossession of the leased space shall not terminate Tenant's responsibility for rent, except to the extent the space is re-rented.

27. **TERMINATION:** Upon termination of this lease, for any reason whatsoever, including but not limited to its expiration, Tenant shall be responsible for and shall pay for removal of his mobile home and any outside improvements, which constitute the property of Tenant, such as the water and sewer pipes between the home and water and/or sewer pipes, skirting, storage shed, awnings, if any, and all other such property, and shall deliver possession of the leased space to Landlord. Tenant shall give Landlord sixty (60) days written notice of his intention to vacate the Park, upon which notice Landlord shall make such arrangements with Tenant to cooperate in the removal of the mobile home and accessories from the Park. Landlord shall disconnect all utility services from the mobile home, at the cost of the Tenant, which shall be payable prior to Tenant's departure from the Park. Tenant shall be responsible for any damage to the space caused by the removal of his mobile home and related property. The cost of removal of his mobile home shall be at Tenant's own cost and expense, and further, Tenant shall deliver the leased area in the condition as received by Tenant, reasonable wear and tear excepted. If Tenant fails to remove his mobile home upon the termination of this Lease, Tenant shall remain liable to Landlord for storage at a daily rate of \$30.00 per day, and Landlord shall be free to pursue his remedies at law and equity for damages and possession. Landlord shall have the right to remove and dispose of the Tenant's mobile home at the Tenant's cost and expense. Landlord shall have the right to sell or otherwise dispose of any personal property left on or about the premises by Tenant after Tenant has vacated the premises, without notice to Tenant, in any manner deemed reasonable by Landlord.

28. **REMOVAL OF HOME:** At the end of the term of this Lease, if the Tenant decides to leave the mobile home park or if the Tenant is forced from the mobile home park as a result of a judgement for possession being secured by the Landlord, the Tenant shall be responsible for all costs related to the disconnection and removal of the mobile home owned by the Tenant from the mobile home park space rented by virtue of this Lease. If the Landlord must perform these functions, the Tenant must reimburse the Landlord for all reasonable costs involved with the disconnection and removal, and any other costs incurred by the Landlord, who attempts to secure the mobile home prior to its removal from the community. This paragraph is not a promise by the Landlord that he will in fact safely store the Tenant's mobile home should the Tenant abandon the mobile home or be forcibly removed by legal process as a result of the Landlord securing a judgement for possession.

29. **LANDLORD'S LIEN:**

A. Tenant hereby gives the Landlord a lien (i.e. legal claim) upon any and all property of the Tenant, including but not limited to any mobile home placed on the leased space. This lien shall be effective as to the amount of any rent or utility charge due or other sums due and owing by Tenant at any time during or under this Lease. If Tenant shall default in the terms of this Lease, or in the event of abandonment of the mobile home by Tenant after the termination of the Lease, Landlord shall be free to pursue its remedies both at law and equity with regard to the enforcement of the lien in order to collect any amount due and owing to Landlord on account of his Lease.

B. If Landlord or any of its affiliates guarantees payment of all or a portion of the purchase price of a mobile home for Tenant by any bank or financing institution, or if Landlord becomes primarily or secondarily liable to repay any such loan not paid by Tenant in connection with the purchase of a mobile home, Tenant agrees that he shall not remove the mobile home from Landlord's premises until the loan is paid in full. Tenant shall deliver to Landlord, thirty (30) days before the removal of the mobile home from the Landlord's premises, evidence satisfactory to Landlord that any such loan has been paid in full. Landlord shall have the right to store the mobile home at Tenant's costs and expense at other premises under Landlord's control until the price is paid in full.

30. **DEFAULT BY TENANT UNDER MOBILE HOME PURCHASE AGREEMENT:** If Landlord guarantees payment of all or part of the purchase price of a Tenant's mobile home to any lender or if Landlord becomes primarily or secondarily liable to repay any loan of the Tenant in connection with the purchase of the mobile home, any default by the Tenant under such purchase or loan agreement shall constitute a breach by Tenant of this Lease. Any amount paid by the Landlord pursuant to such a guarantee shall be considered additional rent and shall be immediately due and payable by the Tenant.

31. **MODIFICATION OF LEASE:** No modification of this Lease or its terms and conditions, unless made in writing and signed by Landlord and Tenant, shall be valid or enforceable.

32. **SUBORDINATION OF LEASE AND POWER OF ATTORNEY:** The Tenant agrees that this lease is automatically subject and subordinate to any renewal of any mortgage now on the premises or any new mortgage or mortgages. Tenant agrees, upon Landlord's request, to sign any paper or papers, which the Landlord may deem necessary to accomplish subordination. In default of the Tenant signing, the Landlord is authorized to sign any such paper or papers in the name of the Tenant. This authorization is non-revocable.

33. **APPLICATION AS PART OF LEASE:** The Tenant has submitted an application for lease of space, and the application is made a part of this Lease. The Landlord has signed this Lease relying upon information set forth in the application, and the Tenant agrees that if it should be found that the information in the application is not correct, the Landlord may terminate this lease.

34. **FEDERAL CRIME INSURANCE:** Tenants may secure information regarding federal crime insurance from FEMA 500 C Street, SW Washington, D.C. 20472, Phone (202) 566-1500.

35. **NO ORAL REPRESENTATION:** The Tenant has read all of the foregoing terms and conditions and accompanying rules and regulation of his tenancy, and acknowledges that the foregoing contains each and every representation upon which he relies. Landlord shall not be bound by any oral representation.

36. SEVERABILITY: If any part of this Agreement is declared illegal, the remainder of the lease will still be valid and all the parties will abide by it.

37. ADDITIONAL DOCUMENTS: In addition to this Lease Agreement, the Tenant has been given the documents listed below. THIS AGREEMENT SHOULD NOT BE SIGNED BY THE TENANT UNTIL HE/SHE/THEY HAS/HAVE BEEN GIVEN A COPY OF THESE DOCUMENTS.

- A. A copy of this Lease with all blank spaces filled. If a blank space is not applicable, have the Landlord draw a line through it and initial the margin;
- B. A copy of the Landlord's Registration Statement;
- C. A copy of the Landlord's Rules and Regulations. They are a part of this Lease Agreement. The tenant admits by signing this Lease that he has read them. The Tenant admits it is his duty to comply with them.

Landlord

Tenant

/Lease/WW.doc 7/2/03

Tenant

LANDLORD'S REGISTRATION ACT STATEMENT

In compliance with the Landlord's Registration Act of 1974, in the State of New Jersey, Landlord hereby notifies the Tenant of the following:

1. Name of Mobile Home Community:

Willow Woods Manufactured Home Community

2. Address of Mobile Home Community:

1762 Crown Point Road
Thorofare, NJ 08086

3. Name and address of owner of the Mobile Home Community:

Rolling Homes MHC LLC
C/O The Carlyle Group, Inc.
9073 Nemo Street
West Hollywood, CA 90069

4. Name and address of the Managing Agent of the Community:

The Carlyle Group, Inc.
9073 Nemo Street
West Hollywood, CA 90069

5. In the event of an emergency:

Call the park office at (856) 845-7114 or 911.

6. Recorded mortgage holder:

General Electric Capital Loan Services Inc.
P.O. Box 671568
Houston, TX 77267-1568

Dated: _____

Signed _____

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WILLOW WOODS MANUFACTURED HOME COMMUNITY COMMUNITY RULES

LANDLORD wants to provide quality living for its RESIDENTS. RESIDENT must follow the following Rules, in order to insure the health and safety of the community. These Rules apply to all RESIDENTS, RESIDENT'S family members, RESIDENT'S guests, and others on the property at RESIDENT'S request. These Rules will be enforced equally within the community.

A. NEW RESIDENT APPROVAL AND MOVE-IN

RESIDENT must sign the Lease Agreement and receive LANDLORD approval before RESIDENT moves into the manufactured home community.

RESIDENT must pay rent in advance according to the Lease Agreement.

All rents are due the first day of each month. RESIDENT must report any changes affecting the rental fee to the LANDLORD within the month in which the change occurs.

B. CREDIT CHECK

RESIDENT must have his credit checked, give character references, and be interviewed and approved by the LANDLORD before the move-in date.

RESIDENT must give financial and character references to LANDLORD.

All potential RESIDENTS must show the LANDLORD that they are creditworthy.

C. POST OFFICE REGISTRATION

RESIDENT must register at the Thorofare Post Office immediately upon move in.

If a RESIDENT wants to have mail delivered to a different address than the community's, RESIDENT must notify the LANDLORD in writing of that address.

If RESIDENT does not notify the LANDLORD, LANDLORD will assume that the RESIDENT'S sole address to receive personal mail is the assigned cluster mailbox.

D. HOME IN GOOD REPAIR

RESIDENT'S manufactured home must be in good repair. Homes that are dirty, rusty, have peeling paint, loose or broken siding, windows or doors which do not close properly are not in good repair.

LANDLORD will inspect all plumbing for leaks.

E. PLACEMENT OF HOME

The LANDLORD will give instructions to the RESIDENT as to the proper placement of the manufactured home.

RESIDENT understands that the manufactured home must be placed on the lot in a way that is approved by the LANDLORD.

F. NUMBER OF OCCUPANTS

RESIDENT may not have more occupants in the manufactured home than are allowed under the standards set by Housing and Urban Development and local housing and zoning ordinances.

G. INSTALLATION OF HOME ADDITIONS

RESIDENT must obtain approval from the LANDLORD before RESIDENT installs any manufactured home additions, storage sheds, patio coverings, tie-down equipment, porches, swing sets, flagpoles, other structures and masonry work. RESIDENT must also obtain approval from the LANDLORD prior to changing the color of his home, deck, shed or any other home additions on the leased property.

Playground equipment and trampolines over three (3) feet in diameter are not permitted on the leased property.

All awnings and patio coverings must be made of enameled aluminum specifically designed and manufactured for this purpose.

The storage shed may be made of aluminum or be a wooden prefabricated type.

RESIDENT must construct the base of the shed so that animals and rodents cannot get underneath.

RESIDENT can install window air-conditioner units supported by triangular metal brackets, which are attached to the side of the home only.

All manufactured homes and expando, pop-out, or other additions to the home shall comply and be erected according to standards set by state and local governmental authorities.

RESIDENT must have all additions pass the inspection for occupancy by the local planning and zoning administrator.

RESIDENT must provide to LANDLORD copies of all permits that RESIDENT obtains from the Township before the construction or installation of any addition. LANDLORD considers non-approved additions fire and safety hazards and RESIDENT must remove or bring these additions up to code.

H. WATER AND SEWER FACILITIES

RESIDENT must make the connections to the community's water and sewer facilities.

RESIDENT must construct the connections so they include rubber gaskets at the points of attachment to the community's outlets.

The water connection shall be a one-half (1/2) inch copper tubing.

Outdoor Jacuzzis and fountains are not permitted. Only wading pools are permitted with permission from management. Wading pools must not be left filled with water unattended. Wading pools must be emptied at the end of the day and removed from the property at the end of the season.

RESIDENT is solely responsible for keeping his own water connections from freezing. RESIDENT is required to provide a complete heat tape installation, including heat tape, insulation and waterproof tape (to be applied for the winter season, approximately November 1 through April 15).

RESIDENT shall not leave water running instead of installing approved heat tape. LANDLORD will conduct periodic inspections under the home to enforce this rule.

In the event of a water or sewer problem requiring repair by management, management may, if necessary, use RESIDENT'S electrical power to operate equipment to make the repair. RESIDENT will be reimbursed, via rent reduction, for the use of his service.

I. UTILITIES

RESIDENT must make arrangements with the utilities serving the community for connection to the electrical, gas, fuel oil, telephone and, if desired, cable television systems.

RESIDENT must connect his home to the community-provided breaker box, located on the electrical pole, or disconnect, located on the ground.

RESIDENT must pay the cost of installation from the RESIDENT'S home to the breaker box or disconnect, including wires, underground conduit, etc. RESIDENT must install the connection in accordance with local codes.

A RESIDENT who buys another home or who wants to upgrade his home's electrical service is responsible for upgrading the community-provided breaker box or disconnect, if this upgrading becomes necessary.

J. INSTALLATION OF STEPS

RESIDENT shall install entrance steps within thirty (30) days after the home's arrival in the community.

RESIDENT is responsible for making the steps sturdy and neat. They are to be made of wood or metal and shall be well-painted.

Pre-finished concrete steps are acceptable but concrete blocks are not allowed.

Steps must conform to West Deptford Township's building code.

K. HOME SKIRTING AND HITCH

RESIDENT must enclose the manufactured home with an approved vinyl manufactured home skirting specifically manufactured for this purpose. RESIDENT must install skirting so that animals cannot get under the manufactured home.

RESIDENT must replace or repair damaged skirting within thirty (30) days.

RESIDENT must cover or remove hitch in an approved manner.

RESIDENT shall be given sixty (60) days from the date of arrival to meet these requirements.

L. CLOTHESLINE

RESIDENT may erect a clothesline at the rear of the manufactured home lot.

The clothesline must either be the square or umbrella type mounted on a single pole. Any other type of clothesline is strictly prohibited by **LANDLORD**, and **RESIDENT** may not string clotheslines across the lot.

M. ANTENNAS AND SATELLITE DISHES

Antennas may be attached to the **RESIDENT'S** home only but may not extend higher than twelve (12) feet above the roof of the manufactured home. Antennas shall not be attached to utility sheds.

Antennas should be located at the rear between the manufactured home and shed or within the rear third of the manufactured home.

Satellite dishes over eighteen (18) inches in diameter are not allowed.

N. CITIZEN'S BAND RADIOS

A **RESIDENT** who is properly licensed can operate a citizen's band radio within the community, but **RESIDENT** must:

1. install a federally-approved interference prevention device and,
2. the radio must be in good working order.

O. UTILITY SHED

RESIDENT is responsible for properly anchoring the utility shed so that it does not overturn. **LANDLORD** suggests a minimum weight equivalent of eight inches (8") by sixteen inches (16") of concrete blocks.

RESIDENT can also consult manufacturers or retailers of sheds for guidance regarding this matter.

Sheds may not measure more than ten (10) feet by ten (10) feet and shall not be more than ten (10) feet in height, but must conform to the townships' set back requirements.

P. TANKS

RESIDENT must install all heating oil or propane gas tanks according to county and local codes.

RESIDENT must insure that all tanks are rust-free, painted to blend in with the home, adequately supported to prevent tip-over or spillage, and installed at the rear of the home.

RESIDENT must install drip pans under all oil tanks to protect the soil in the event of overflowing or other spillage.

LANDLORD will inspect **RESIDENT'S** fuel tanks.

If LANDLORD observes any tank which is inadequately supported, rusty, in a weakened condition, or in any way a danger to the environment, RESIDENT will be notified in writing to immediately eliminate the hazards.

Q. RESIDENT'S RESPONSIBILITIES

RESIDENT is responsible for any matters associated with his personal property, LANDLORD'S property in his care, and/or any people on RESIDENT'S lot, during the entire term of the Lease Agreement.

R. HOMEOWNERS INSURANCE

RESIDENT is required to carry a minimum of Fifty Thousand Dollars (\$50,000.00) liability coverage on a Homeowners Insurance Policy. This coverage must be obtained, and proof of coverage provided to management, prior to the home entering the community.

S. REAL ESTATE TAXES

RESIDENT is responsible to pay all real estate taxes assessed against RESIDENT'S home.

T. RESIDENT'S AND OCCUPANT'S BEHAVIOR

RESIDENT is responsible for the behavior of the occupants of RESIDENT'S household and also the behavior of RESIDENT'S guests.

RESIDENT will be responsible for any damages caused to the property by others residing in or visiting his household.

All RESIDENTS and everyone in the community are expected to conduct themselves in a dignified and neighborly manner.

U. NOISE

RESIDENT should be considerate of others with his radio, stereo and television volume.

RESIDENT also must hold noise to a minimum from 9:00PM to 8:00 am

V. COMMUNITY AREAS

The community streets are for passage of vehicles and are not playgrounds.

W. VISITORS

A RESIDENT may have a guest visit with him. This guest may live with the RESIDENT for seven (7) days or less.

RESIDENT must have the guest register and be approved by the LANDLORD before residing with RESIDENT for more than seven (7) days.

All guests are required to observe these COMMUNITY RULES.

X. TRESPASSING

RESIDENT must avoid trespassing on another **RESIDENT'S** lot.

RESIDENT must pass from lot to lot by use of community streets or paved pathways only.

Y. FIRE EXTINGUISHER

Each **RESIDENT** must provide and maintain a fire extinguisher at a place in his home that will be readily accessible to **RESIDENT**.

The fire extinguisher shall be rated for A, B, and C fires and should be no less than a ten (10) pound unit.

Z. FIREARMS

RESIDENT may not discharge bows and arrows, hit guns, pellet guns, air rifles, paint guns or any type of firearm in the community.

RESIDENT may not set off fireworks of any kind.

AA. VENDORS AND SALESPeOPLE

RESIDENT may invite vendors such as tradespeople, delivery people or suppliers of goods and services into his home and **RESIDENT** may purchase goods and services from whomever he chooses. Vendors are not permitted to solicit in the manufactured home community.

RESIDENT is requested to notify the community office if vendors are attempting to solicit on the community premises.

Vendors, with the exception of trash collectors, are not permitted to deliver goods or to provide services in the community before 7:00 AM or after 8:00 PM except in the event of an emergency.

RESIDENT may not solicit or run a commercial enterprise in the community without first obtaining the consent of management.

RESIDENT should advise salespeople to leave the community if they do not have written permission, or advise the **LANDLORD** of their presence and appropriate action will be taken by the **LANDLORD**.

BB. SPEED LIMITS

The speed limit in the community is 5 mph and all drivers shall observe the speed limit at all times.

All drivers shall obey traffic signs and yield the right-of-way to pedestrians.

CC. OPERATION OF VEHICLES

No person shall operate a motor vehicle without a current and valid operator's license.

RESIDENT is to obey the signs marking the one-way streets for passage of motor vehicles and parking or the vehicles will be towed at RESIDENT'S expense.

No person shall operate, keep or park a motor vehicle or motorcycle in the community unless the vehicle has a currently registered license plate with a current inspection sticker.

DD. PARKING

RESIDENT must park personal cars (maximum of 2 per lot) on parking pads or other authorized areas at all times.

NO parking of commercial trucks, boats and utility trailers, and other recreational vehicles allowed on property.

RESIDENT shall not park such vehicles at any other location in the community, including adjoining properties. RESIDENT shall furnish to the LANDLORD a description of all his vehicles, including vehicle type, make and license number.

RESIDENT is strictly prohibited from parking or driving on the grass or walkways.

EE. MOTORCYCLES

Any person who operates a motorcycle in the community shall wear a helmet, and the motorcycle shall have an operating headlight and taillight.

Any person driving a motorcycle is responsible for licensing and equipping the motorcycle with a full muffler system.

No person is permitted to ride a motorcycle within the community, other than to travel directly to and from the RESIDENT'S lot.

FF. REPAIRING AND WASHING CARS

RESIDENT shall not repair or overhaul cars on or around the manufactured home lot or in the roadways.

RESIDENT shall not wash cars during a drought emergency.

RESIDENT shall not pour or spill automobile fluids on the ground under any circumstances.

RESIDENT must immediately remove from the community cars that are not operational.

GG. BICYCLES AND OTHER VEHICLES

Anyone operating a bicycle within the community shall obey posted traffic signs, shall stay off the grass and must have front, rear, and side reflectors.

Bicyclists shall wear an approved safety helmet.

RESIDENT may not operate any non-conventional vehicles such as motorbikes, snowmobiles and go-karts on community property.

HH. LANDSCAPING

RESIDENT is responsible for the maintenance of his lawn, shrubbery, and flowers and must keep the same well groomed.

RESIDENT is encouraged to plant shrubbery and flowers.

RESIDENT must consult the LANDLORD regarding the location prior to planting.

RESIDENT is required to reseed his lot if seed is moved.

RESIDENT'S use of a hose for watering of lawns and planting is not permitted. RESIDENT may use watering cans.

LANDLORD reserves the right to restrict water usage.

If RESIDENT plants anything on the ground on the manufactured home lot, this planting is considered community property in the care of the RESIDENT.

Any RESIDENT that moves from the community is not permitted to remove any plantings from the lot.

II. FENCING

RESIDENT shall not fence his individual lot.

Fences already on the property when current management took over are grandfathered and may remain as long as they remain in good condition and repair and do not pose a safety hazard to other RESIDENTS. RESIDENTS who do not adequately maintain their fences will be required to remove them. If these fences are removed, they may not be replaced.

JJ. PETS

New dogs are allowed in the community ONLY with a signed pet agreement.

All new pet owners must notify management prior to bringing new pet into the park. No pets over 15 lbs are allowed in the community.

Dogs already residing legally in the community may remain provided the following requirements are met:

- a) Dogs must be kept inside at all times.
- b) No dog houses are permitted on RESIDENTS' lots.
- c) All dog owners are required to pay a monthly pet fee. All dog owners must complete a pet agreement.

Any resident who has received two (2) written warnings within six (6) months concerning their pet(s) will be required to remove the pet(s) from the community within ten (10) days of the second notice. Failure to comply will lead to termination of the Lease Agreement.

Any pet causing injury to residents, visitors, or staff will be required to be removed immediately.

All pet owners must provide the management on a yearly basis copies of a current pet license with the Township and health certificate showing that all required inoculations are current.

KK. RESIDENT'S REQUIRED MAINTENANCE

RESIDENT must keep his manufactured home lot neat and clean.

RESIDENT shall remove:

1. trash from the lot,
2. ice and snow from the sidewalk and parking pad,
3. oil spots from the parking area. ("Oil dry" is sold at auto parts store for this purpose.)

RESIDENT must also store toys, bicycles, charcoal grills and miscellaneous equipment out of sight.

RESIDENT shall maintain all of his property.

RESIDENT shall keep the manufactured home, steps, porches, hitch covers, skirting, utility shed and antennas in good repair, well-painted and neat in appearance at all times.

RESIDENT must inform office and receive written approval prior to painting manufactured home.

RESIDENT shall promptly remove rust stains.

LL. WASHING HOME

RESIDENT shall wash his manufactured home once a year or when the LANDLORD tells RESIDENT it is necessary to wash the home.

RESIDENT shall notify LANDLORD in advance when he wishes to schedule a wash. If the RESIDENT wishes to wash his home using the community water supply, he must arrange the date with the LANDLORD in advance.

Power sprayers must pump no more than 4.2 gallons of water per minute.

Only one wash may be scheduled per day. The maximum water usage per day shall not exceed five hours.

MM. RESIDENT'S REPAIRS

RESIDENT will repair leaky water faucets, bathroom facilities, and outside spigots in or on his home within a reasonable time after he realizes repair is needed. These type of leaks cause substantial water waste.

If the LANDLORD discovers leaks and these leaks are not repaired by the RESIDENT after notice is given to the RESIDENT, RESIDENT will be charged a daily penalty by the LANDLORD.

RESIDENT shall not put disposable diapers, sanitary napkins and other foreign material into the sewer. RESIDENT will be solely responsible for all costs to repair sewer stoppage caused by such items.
Willow Woods Community Rules
Page ten of eleven

NN. LANDLORD'S RIGHT OF INSPECTION

The LANDLORD retains the right to inspect, at all reasonable times, the plumbing, electrical apparatus and appearance of each manufactured home on its lot.

If the LANDLORD discovers any defective, unsafe or unsatisfactory condition, the LANDLORD will require in writing for the RESIDENT to repair the same.

If the RESIDENT does not make repairs satisfactorily within thirty (30) days of the date of notice (or in an emergency a shorter period of time), the RESIDENT will be held to be in violation of the LEASE AGREEMENT.

OO. TRASH REMOVAL

RESIDENT will place garbage and trash in a standard metal or plastic trash container with a water-tight lid.

RESIDENT will keep trash containers in the utility shed or behind the manufactured home. The trash containers should be stored out of sight at all times.

RESIDENT is not permitted to use plastic bags to store trash or garbage, but plastic bags may be used as liners for trash cans.

RESIDENT shall not burn trash on the premises under any circumstances.

PP. RESIDENT'S RESALE OF MANUFACTURED HOME

The RESIDENT may not leave a manufactured home vacant if the RESIDENT is not making a good faith effort to sell the home on the lot.

This rule applies to the RESIDENT even if the lot rental is current.

RESIDENT will make a good faith effort to sell the home by:

1. Having the home listed with any listing service by signing a written agreement;
2. Placing classified ad "For Sale By Owner" in local papers on a regular basis;
3. Having one (1) "For Sale" sign displayed in window of the manufactured home or one (1) "Home For Sale" on the lot.

RESIDENT is permitted to sell his home by having one standard size "Home For Sale" sign on the lot. The sign should be neatly lettered or provided by a real estate firm.

QQ. NEW PURCHASER OF MANUFACTURED HOME

Any person who wishes to purchase the RESIDENT'S manufactured home must:

1. undergo a credit and criminal background check;
2. provide character references;
3. be interviewed and approved by the LANDLORD prior to the close of sale and move-in.

The purchaser must provide acceptable financial and character references to the LANDLORD. All purchasers shall prove their creditworthiness to the LANDLORD.

RR. LEAVING THE COMMUNITY

When the RESIDENT wishes to leave the community, the RESIDENT must give thirty (30) days notice to the LANDLORD as provided in the LEASE AGREEMENT.

RESIDENT shall present a copy of the tax permit to the LANDLORD prior to the home leaving the community.

SS. REMOVAL OF DAMAGED MANUFACTURED HOME

In the event of a fire, or other damaging occurrence which renders RESIDENT'S home uninhabitable, RESIDENT will arrange for the repair or removal of his home within thirty (30) days. Heavily damaged homes will not be allowed to remain in the community without repairs being made to render the home habitable. Lot rent will continue to be due during the period of repair or removal.

TT. LANDLORD RETAINING SECURITY DEPOSIT

Any RESIDENT who lets a buyer move into his home without prior approval of the LANDLORD will not receive his security deposit refund until the buyer is approved by the LANDLORD and buyer has paid his deposit, or RESIDENT removes the home from the community leaving the lot clean and undamaged.

UU. CHANGES OF RULES

The LANDLORD is allowed to change these Community Rules and the Fee Schedule in accordance with applicable laws.

VV. PAYMENTS

All payments are to be made by check or money order payable to Willow Woods.

Payments may be deposited through the slot in the office door or may be mailed to Willow Woods, 1762 Crown Point Road, Box 614 Thornfare, NJ 08086.

NO CASH PAYMENTS ACCEPTED!

EXHIBIT A-12

WILLOW WOODS MOBILE HOME PARK 2022 CAPITAL IMPROVEMENT INCREASE CALCULATIONS

I. Road Renovation

- A. Contract price: \$79,178.55 (Exhibit "A")
- B. Useful life: 20 years
- C. Debt service (@ 4.0%): \$35,975.85 (Exhibit "C")
- D. Increase per site $(A + C \div B \div 168 \text{ spaces} \div 12) =$ \$ 2.85 per month/per site



Wiley Paving



31 Deans Pond Lane, Monmouth Junction, NJ 08852
Office: 732-297-6977 Cell: 732-512-8373
Cell: 908-656-6052 Fax: 732-951-3844

April 14, 2022

Invoice For: The Carlyle Group
9073 Nemo Street
West Hollywood, CA 90069

Re: Willow Woods MHC
1762 Crown Point Rd.
West Deptford, NJ 08086

Job Description: Asphalt repairs throughout park.

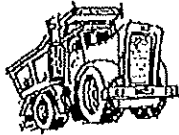
*See dimensions and photos for all work completed.

16 x 20 = 320	105 x 24 = 2,520
8 x 7 = 56	20 x 22 = 440
12 x 11 = 132	16 x 4 = 64
22 x 6 = 132	9 x 5 = 45
10 x 6 = 60	28 x 7 = 196
28 x 13 = 364	50 x 5 = 250
42 x 14 = 588	37 x 10 = 370
7 x 7 = 49	9 x 3 = 27
10 x 11 = 110	103 x 10 = 1,030
77 x 10 = 770	412 x 32 = 13,184
379 x 24 = 9,096	65 x 20 = 1,300
70 x 29 = 2,030	20 x 28 = 560

Total: \$79,178.55
Deposit Collected: - \$16,000
Total Due Now: \$63,178.55

**Make all checks payable to Wiley Paving. Proposed prices subject to change.*

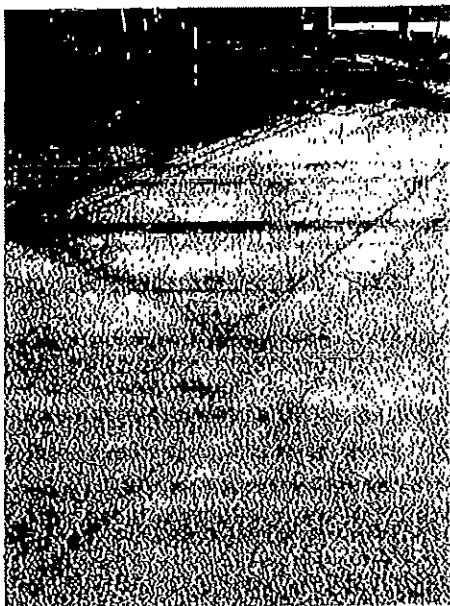
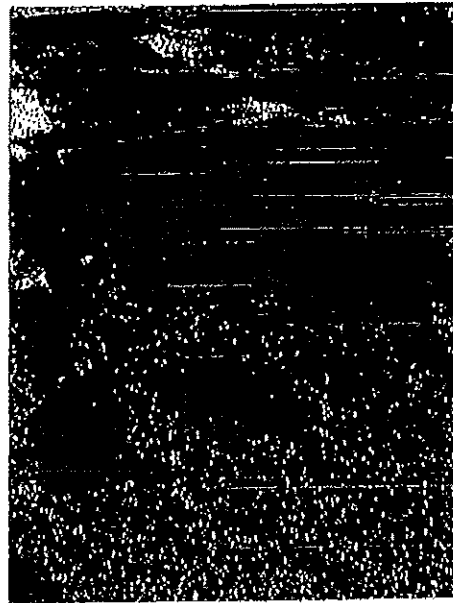
We appreciate your business!



Wiley Paving



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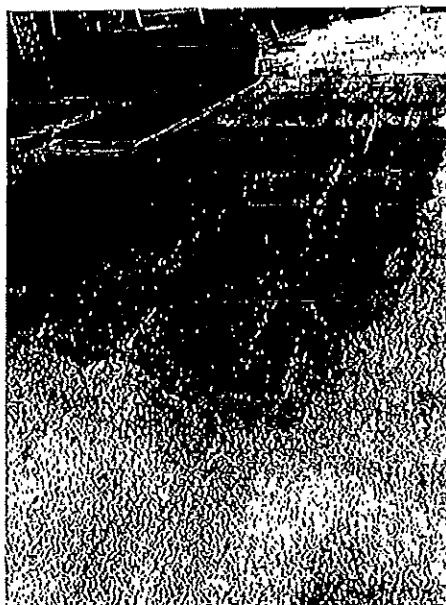
We appreciate your business!



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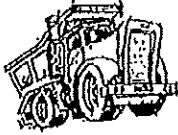


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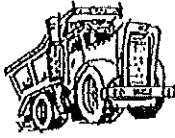


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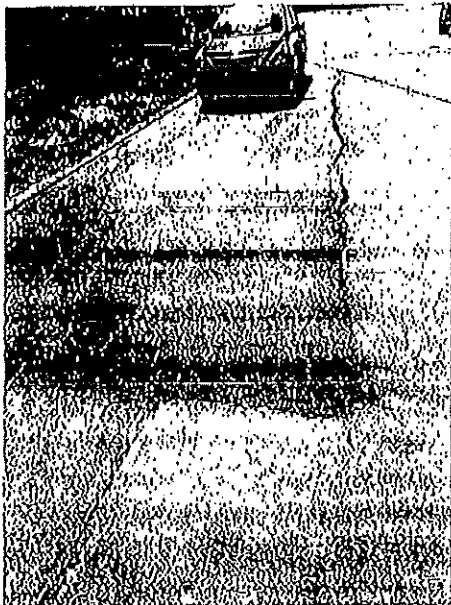
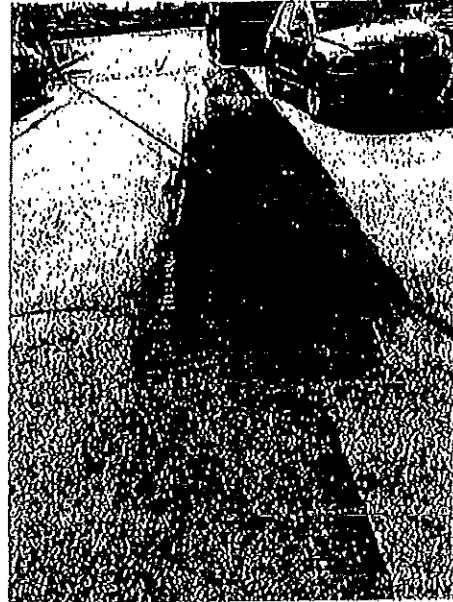
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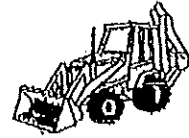


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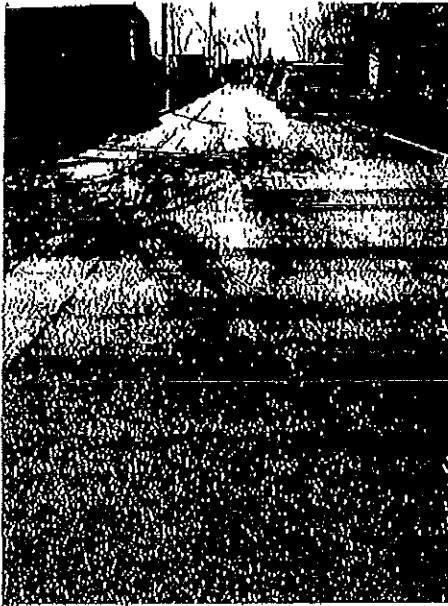
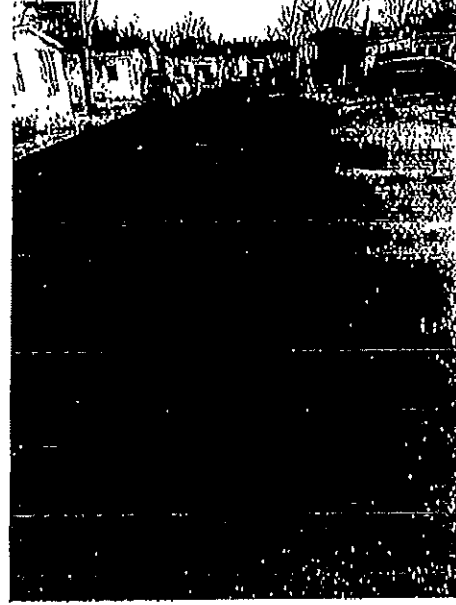
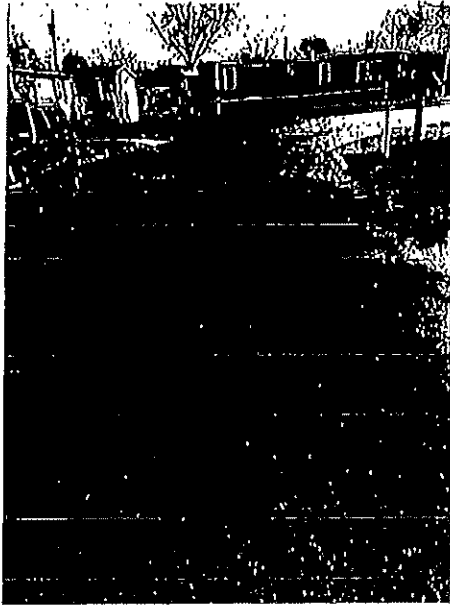
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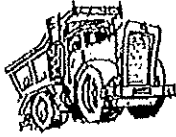


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We appreciate your business!

Return Service Requested

Current Date:	July 27, 2023
Account Number:	3855501
Capture Date:	May 27, 2020
Item Number:	5250018275137
Posted Date:	May 27, 2020
Posted Item Number:	52575137
Amount:	25,365.00
Record Type:	Debit

THE CARLYLE GROUP, INC.
BUSINESS CHECKING
9073 NEMO ST
WEST HOLLYWOOD CA 90069-5511

THE FRONT OF THIS DOCUMENT CONTAINS AN ATTACHED LABEL WITH INFORMATION - HOLD AT AN ANGLE TO VIEW

TO THE ORDER OF

***** TWENTY FIVE THOUSAND THREE HUNDRED SIXTY FIVE AND 00/100 DOLLARS

05/05/2020 \$25,365.00**

ROBERT JOHN WILEY
dba WILEY PAVING
31 DEAN'S POND LANE WEST
MONMOUTH JUNCTION, NJ 08852

[Signature]
Valid after 100 days

THE BACK OF THIS DOCUMENT CONTAINS AN ATTACHED LABEL WITH INFORMATION - HOLD AT AN ANGLE TO VIEW

[illegible]

7/26/23, 11:28 AM

Yardi Systems, Inc. - Review Payment

Review Payment

Functions

Jump To

Payee: Willey
 ROBERT JOHN WILEY
 dba WILEY PAVING

Total Amount: 25,365.00
 Check Date: 05/05/2020
 Clear Date: 05/31/2020
 Post Month: 05/2020

Ctrl# 139744 Batch 243
 (Reconciled)

Bank: 7000op
 Check No: 67693
 03-845501
 YCG- ABD Fund Disbursement

Statement No
 Notes

Created by sokob on 05/05/2020 11:07 AM.
 (never modified)

Help

Property	Amount	Account	Notes	Pay
0237 - Willow Woods	16,750.00	9500-7801 - Capital Proj. - Job Cost	WW - 50% DP - Asphalt Repair	225262
0153 - Oakdale	650.00	6085-1000 - Grass Cutting	QA-Grass cutting per contract 4/22/2020	225242
0153 - Oakdale	2,900.00	9500-7801 - Capital Proj. - Job Cost	QA-50% DP - sidewalk work	225220
0153 - Oakdale	840.00	9500-7801 - Capital Proj. - Job Cost	QA - Lot #2 - Install sidewalk	225222
0153 - Oakdale	1,000.00	9500-7801 - Capital Proj. - Job Cost	QA - Lot #2 - Complete Driveway	225222
0153 - Oakdale	829.00	9500-7801 - Capital Proj. - Job Cost	QA - Lot # 73 - Topsoil, seed & straw yard	225224
0153 - Oakdale	2,000.00	9500-7801 - Capital Proj. - Job Cost	QA - Lots 73 & 77 - Complete driveway	225224
0020 - Brookside	350.00	6085-1000 - Grass Cutting	BS-Grass cutting per contract 4/22/2020	225248

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

The Carlyle Group, Inc.

Fund Disbursing Account
9078 Nemo Street
West Hollywood, CA 90089

American Business Bank
523 West 6th Street, Suite 900
Los Angeles, CA 90014

82271

TO THE
ORDER OF

04/27/2022

\$82,428.55**

**** SIXTY TWO THOUSAND FOUR HUNDRED TWENTY EIGHT AND 55/100 DOLLARS

ROBERT JOHN WILEY
dba WILEY PAVING
31 DEAN'S POND LANE WEST
MONMOUTH JUNCTION, NJ 08852

Handwritten Signature
Void after 180 days

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK--HOLD AT AN ANGLE TO VIEW

⑈042271⑈ ⑈122042807⑈ 03⑈232801⑈

DATE:04/27/2022 OK#82271 TOTAL:\$82,428.55** BANK:TOG-ABB Fund Disbursement NEW(7500op)
PAYEE:ROBERT JOHN WILEY(wiley)

Job(Prop)	Categ(Acot)	Invoice - Date	Description	Amount
ww782203(0237)	206600 (9500-780)	WW-Asphalt repair throu	WW-Asphalt repair throughout the Par	62,428.55
				<u>62,428.55</u>

Loan Calculator

Start Date 07/31/2023
 Loan Amount \$79,178.55
 Annual Interest Rate 4.000 %
 Interest Rate per Period 0.333 %
 Number of Periodic Payments: 240 months
 Periodic Payments Amount \$479.81
 Total payment Amount \$115,154.40
 Total Interest \$35,975.85

	Payment Date	Payment Amount	Interest	Principal	Balance
1	08/31/2023	\$479.81	\$263.93	\$215.88	\$78,962.67
2	09/30/2023	\$479.81	\$263.21	\$216.60	\$78,746.07
3	10/31/2023	\$479.81	\$262.49	\$217.32	\$78,528.76
4	11/30/2023	\$479.81	\$261.77	\$218.04	\$78,310.71
5	12/31/2023	\$479.81	\$261.04	\$218.77	\$78,091.94
6	01/31/2024	\$479.81	\$260.31	\$219.50	\$77,872.44
7	02/29/2024	\$479.81	\$259.58	\$220.23	\$77,652.21
8	03/31/2024	\$479.81	\$258.84	\$220.97	\$77,431.24
9	04/30/2024	\$479.81	\$258.11	\$221.70	\$77,209.54
10	05/31/2024	\$479.81	\$257.37	\$222.44	\$76,987.10
11	06/30/2024	\$479.81	\$256.63	\$223.18	\$76,763.92
12	07/31/2024	\$479.81	\$255.88	\$223.93	\$76,539.99
13	08/31/2024	\$479.81	\$255.14	\$224.67	\$76,315.32
14	09/30/2024	\$479.81	\$254.39	\$225.42	\$76,089.89
15	10/31/2024	\$479.81	\$253.64	\$226.17	\$75,863.72
16	11/30/2024	\$479.81	\$252.88	\$226.93	\$75,636.79
17	12/31/2024	\$479.81	\$252.13	\$227.68	\$75,409.11
18	01/31/2025	\$479.81	\$251.37	\$228.44	\$75,180.67
19	02/28/2025	\$479.81	\$250.61	\$229.20	\$74,951.46
20	03/31/2025	\$479.81	\$249.84	\$229.97	\$74,721.49
21	04/30/2025	\$479.81	\$249.08	\$230.73	\$74,490.76
22	05/31/2025	\$479.81	\$248.31	\$231.50	\$74,259.26
23	06/30/2025	\$479.81	\$247.53	\$232.28	\$74,026.98
24	07/31/2025	\$479.81	\$246.76	\$233.05	\$73,793.93
25	08/31/2025	\$479.81	\$246.98	\$233.83	\$73,560.10
26	09/30/2025	\$479.81	\$246.20	\$234.61	\$73,325.50
27	10/31/2025	\$479.81	\$244.42	\$235.39	\$73,090.11
28	11/30/2025	\$479.81	\$243.64	\$236.17	\$72,853.94

	Payment Date	Payment Amount	Interest	Principal	Balance
29	12/31/2025	\$479.81	\$242.85	\$236.96	\$72,616.98
30	01/31/2026	\$479.81	\$242.06	\$237.75	\$72,379.23
31	02/28/2026	\$479.81	\$241.27	\$238.54	\$72,140.69
32	03/31/2026	\$479.81	\$240.47	\$239.34	\$71,901.35
33	04/30/2026	\$479.81	\$239.67	\$240.14	\$71,661.21
34	05/31/2026	\$479.81	\$238.87	\$240.94	\$71,420.28
35	06/30/2026	\$479.81	\$238.07	\$241.74	\$71,178.54
36	07/31/2026	\$479.81	\$237.27	\$242.54	\$70,935.99
37	08/31/2026	\$479.81	\$236.46	\$243.35	\$70,692.64
38	09/30/2026	\$479.81	\$235.66	\$244.16	\$70,448.48
39	10/31/2026	\$479.81	\$234.83	\$244.98	\$70,203.50
40	11/30/2026	\$479.81	\$234.02	\$245.79	\$69,957.70
41	12/31/2026	\$479.81	\$233.20	\$246.61	\$69,711.09
42	01/31/2027	\$479.81	\$232.37	\$247.44	\$69,463.65
43	02/28/2027	\$479.81	\$231.55	\$248.26	\$69,215.39
44	03/31/2027	\$479.81	\$230.72	\$249.09	\$68,966.30
45	04/30/2027	\$479.81	\$229.89	\$249.92	\$68,716.38
46	05/31/2027	\$479.81	\$229.06	\$250.75	\$68,466.63
47	06/30/2027	\$479.81	\$228.22	\$251.59	\$68,214.04
48	07/31/2027	\$479.81	\$227.38	\$252.43	\$67,961.62
49	08/31/2027	\$479.81	\$226.54	\$253.27	\$67,708.35
50	09/30/2027	\$479.81	\$225.70	\$254.11	\$67,454.24
51	10/31/2027	\$479.81	\$224.86	\$254.96	\$67,199.28
52	11/30/2027	\$479.81	\$224.00	\$255.81	\$66,943.47
53	12/31/2027	\$479.81	\$223.15	\$256.66	\$66,686.81
54	01/31/2028	\$479.81	\$222.29	\$257.52	\$66,429.29
55	02/29/2028	\$479.81	\$221.43	\$258.38	\$66,170.92
56	03/31/2028	\$479.81	\$220.57	\$259.24	\$65,911.68
57	04/30/2028	\$479.81	\$219.71	\$260.10	\$65,651.58
58	05/31/2028	\$479.81	\$218.84	\$260.97	\$65,390.61
59	06/30/2028	\$479.81	\$217.97	\$261.84	\$65,128.77
60	07/31/2028	\$479.81	\$217.10	\$262.71	\$64,866.06
61	08/31/2028	\$479.81	\$216.22	\$263.59	\$64,602.48
62	09/30/2028	\$479.81	\$215.35	\$264.46	\$64,338.01
63	10/31/2028	\$479.81	\$214.46	\$265.35	\$64,072.67
64	11/30/2028	\$479.81	\$213.58	\$266.23	\$63,806.43
65	12/31/2028	\$479.81	\$212.69	\$267.12	\$63,539.32
66	01/31/2029	\$479.81	\$211.80	\$268.01	\$63,271.31
67	02/28/2029	\$479.81	\$210.91	\$268.90	\$63,002.41

	Payment Date	Payment(Amount)	Interest	Principal	Balance
68	03/31/2029	\$479.81	\$210.01	\$269.80	\$62,732.61
69	04/30/2029	\$479.81	\$209.11	\$270.70	\$62,461.91
70	05/31/2029	\$479.81	\$208.21	\$271.60	\$62,190.31
71	06/30/2029	\$479.81	\$207.30	\$272.51	\$61,917.80
72	07/31/2029	\$479.81	\$206.40	\$273.41	\$61,644.39
73	08/31/2029	\$479.81	\$205.48	\$274.33	\$61,370.07
74	09/30/2029	\$479.81	\$204.57	\$275.24	\$61,094.83
75	10/31/2029	\$479.81	\$203.65	\$276.16	\$60,818.67
76	11/30/2029	\$479.81	\$202.73	\$277.08	\$60,541.59
77	12/31/2029	\$479.81	\$201.81	\$278.00	\$60,263.59
78	01/31/2030	\$479.81	\$200.88	\$278.93	\$59,984.66
79	02/28/2030	\$479.81	\$199.95	\$279.86	\$59,704.80
80	03/31/2030	\$479.81	\$199.02	\$280.79	\$59,424.01
81	04/30/2030	\$479.81	\$198.08	\$281.73	\$59,142.29
82	05/31/2030	\$479.81	\$197.14	\$282.67	\$58,859.62
83	06/30/2030	\$479.81	\$196.20	\$283.61	\$58,576.01
84	07/31/2030	\$479.81	\$195.26	\$284.55	\$58,291.46
85	08/31/2030	\$479.81	\$194.31	\$285.50	\$58,005.96
86	09/30/2030	\$479.81	\$193.36	\$286.45	\$57,719.51
87	10/31/2030	\$479.81	\$192.40	\$287.41	\$57,432.10
88	11/30/2030	\$479.81	\$191.44	\$288.37	\$57,143.73
89	12/31/2030	\$479.81	\$190.48	\$289.33	\$56,854.41
90	01/31/2031	\$479.81	\$189.52	\$290.29	\$56,564.11
91	02/28/2031	\$479.81	\$188.55	\$291.26	\$56,272.85
92	03/31/2031	\$479.81	\$187.58	\$292.23	\$55,980.62
93	04/30/2031	\$479.81	\$186.61	\$293.20	\$55,687.42
94	05/31/2031	\$479.81	\$185.63	\$294.18	\$55,393.24
95	06/30/2031	\$479.81	\$184.65	\$295.16	\$55,098.08
96	07/31/2031	\$479.81	\$183.66	\$296.15	\$54,801.93
97	08/31/2031	\$479.81	\$182.68	\$297.13	\$54,504.80
98	09/30/2031	\$479.81	\$181.69	\$298.12	\$54,206.67
99	10/31/2031	\$479.81	\$180.69	\$299.12	\$53,907.55
100	11/30/2031	\$479.81	\$179.70	\$300.11	\$53,607.44
101	12/31/2031	\$479.81	\$178.70	\$301.11	\$53,306.33
102	01/31/2032	\$479.81	\$177.69	\$302.12	\$53,004.21
103	02/29/2032	\$479.81	\$176.68	\$303.13	\$52,701.08
104	03/31/2032	\$479.81	\$175.67	\$304.14	\$52,396.94
105	04/30/2032	\$479.81	\$174.66	\$305.15	\$52,091.79
106	05/31/2032	\$479.81	\$173.64	\$306.17	\$51,785.63

	Payment Date	Payment Amount	Interest	Principal	Balance
107	06/30/2032	\$479.81	\$172.62	\$307.19	\$51,478.44
108	07/31/2032	\$479.81	\$171.60	\$308.21	\$51,170.23
109	08/31/2032	\$479.81	\$170.57	\$309.24	\$50,860.99
110	09/30/2032	\$479.81	\$169.54	\$310.27	\$50,550.72
111	10/31/2032	\$479.81	\$168.51	\$311.30	\$50,239.42
112	11/30/2032	\$479.81	\$167.47	\$312.34	\$49,927.07
113	12/31/2032	\$479.81	\$166.43	\$313.38	\$49,613.69
114	01/31/2033	\$479.81	\$165.38	\$314.43	\$49,299.26
115	02/28/2033	\$479.81	\$164.33	\$315.48	\$48,983.79
116	03/31/2033	\$479.81	\$163.28	\$316.53	\$48,667.26
117	04/30/2033	\$479.81	\$162.23	\$317.58	\$48,349.68
118	05/31/2033	\$479.81	\$161.17	\$318.64	\$48,031.04
119	06/30/2033	\$479.81	\$160.11	\$319.70	\$47,711.33
120	07/31/2033	\$479.81	\$159.04	\$320.77	\$47,390.57
121	08/31/2033	\$479.81	\$157.97	\$321.84	\$47,068.73
122	09/30/2033	\$479.81	\$156.90	\$322.91	\$46,745.82
123	10/31/2033	\$479.81	\$155.82	\$323.99	\$46,421.83
124	11/30/2033	\$479.81	\$154.74	\$325.07	\$46,096.76
125	12/31/2033	\$479.81	\$153.66	\$326.15	\$45,770.61
126	01/31/2034	\$479.81	\$152.57	\$327.24	\$45,443.37
127	02/28/2034	\$479.81	\$151.48	\$328.33	\$45,115.05
128	03/31/2034	\$479.81	\$150.39	\$329.42	\$44,785.62
129	04/30/2034	\$479.81	\$149.29	\$330.52	\$44,455.10
130	05/31/2034	\$479.81	\$148.19	\$331.62	\$44,123.48
131	06/30/2034	\$479.81	\$147.08	\$332.73	\$43,790.75
132	07/31/2034	\$479.81	\$145.97	\$333.84	\$43,456.91
133	08/31/2034	\$479.81	\$144.86	\$334.95	\$43,121.96
134	09/30/2034	\$479.81	\$143.74	\$336.07	\$42,785.90
135	10/31/2034	\$479.81	\$142.62	\$337.19	\$42,448.71
136	11/30/2034	\$479.81	\$141.50	\$338.31	\$42,110.40
137	12/31/2034	\$479.81	\$140.37	\$339.44	\$41,770.96
138	01/31/2035	\$479.81	\$139.24	\$340.57	\$41,430.39
139	02/28/2035	\$479.81	\$138.10	\$341.71	\$41,088.69
140	03/31/2035	\$479.81	\$136.97	\$342.84	\$40,745.84
141	04/30/2035	\$479.81	\$135.82	\$343.99	\$40,401.86
142	05/31/2035	\$479.81	\$134.68	\$345.13	\$40,056.72
143	06/30/2035	\$479.81	\$133.53	\$346.28	\$39,710.44
144	07/31/2035	\$479.81	\$132.37	\$347.44	\$39,363.00
145	08/31/2035	\$479.81	\$131.21	\$348.60	\$39,014.40

	Payment Date	Payment Amount	Interest	Principal	Balance
146	09/30/2035	\$479.81	\$130.05	\$349.76	\$38,664.64
147	10/31/2035	\$479.81	\$128.89	\$350.92	\$38,313.72
148	11/30/2035	\$479.81	\$127.72	\$352.09	\$37,961.63
149	12/31/2035	\$479.81	\$126.54	\$353.27	\$37,608.36
150	01/31/2036	\$479.81	\$125.36	\$354.45	\$37,253.91
151	02/29/2036	\$479.81	\$124.18	\$355.63	\$36,898.29
152	03/31/2036	\$479.81	\$123.00	\$356.81	\$36,541.47
153	04/30/2036	\$479.81	\$121.81	\$358.00	\$36,183.47
154	05/31/2036	\$479.81	\$120.62	\$359.19	\$35,824.28
155	06/30/2036	\$479.81	\$119.42	\$360.39	\$35,463.89
156	07/31/2036	\$479.81	\$118.22	\$361.59	\$35,102.29
157	08/31/2036	\$479.81	\$117.01	\$362.80	\$34,739.49
158	09/30/2036	\$479.81	\$115.80	\$364.01	\$34,375.49
159	10/31/2036	\$479.81	\$114.59	\$365.22	\$34,010.26
160	11/30/2036	\$479.81	\$113.37	\$366.44	\$33,643.83
161	12/31/2036	\$479.81	\$112.15	\$367.66	\$33,276.16
162	01/31/2037	\$479.81	\$110.92	\$368.89	\$32,907.28
163	02/28/2037	\$479.81	\$109.69	\$370.12	\$32,537.16
164	03/31/2037	\$479.81	\$108.46	\$371.35	\$32,165.81
165	04/30/2037	\$479.81	\$107.22	\$372.59	\$31,793.23
166	05/31/2037	\$479.81	\$105.98	\$373.83	\$31,419.40
167	06/30/2037	\$479.81	\$104.73	\$375.08	\$31,044.32
168	07/31/2037	\$479.81	\$103.48	\$376.33	\$30,668.00
169	08/31/2037	\$479.81	\$102.23	\$377.58	\$30,290.42
170	09/30/2037	\$479.81	\$100.97	\$378.84	\$29,911.58
171	10/31/2037	\$479.81	\$99.71	\$380.10	\$29,531.48
172	11/30/2037	\$479.81	\$98.44	\$381.37	\$29,150.11
173	12/31/2037	\$479.81	\$97.17	\$382.64	\$28,767.47
174	01/31/2038	\$479.81	\$95.90	\$383.91	\$28,383.56
175	02/28/2038	\$479.81	\$94.62	\$385.19	\$27,998.36
176	03/31/2038	\$479.81	\$93.33	\$386.48	\$27,611.88
177	04/30/2038	\$479.81	\$92.04	\$387.77	\$27,224.12
178	05/31/2038	\$479.81	\$90.75	\$389.06	\$26,835.06
179	06/30/2038	\$479.81	\$89.45	\$390.36	\$26,444.70
180	07/31/2038	\$479.81	\$88.15	\$391.66	\$26,053.04
181	08/31/2038	\$479.81	\$86.85	\$392.96	\$25,660.08
182	09/30/2038	\$479.81	\$85.54	\$394.27	\$25,265.81
183	10/31/2038	\$479.81	\$84.22	\$395.59	\$24,870.22
184	11/30/2038	\$479.81	\$82.90	\$396.91	\$24,473.31

	Payment Date	Payment Amount	Interest	Principal	Balance
185	12/31/2038	\$479.81	\$81.58	\$398.23	\$24,075.09
186	01/31/2039	\$479.81	\$80.25	\$399.56	\$23,675.53
187	02/28/2039	\$479.81	\$78.92	\$400.89	\$23,274.64
188	03/31/2039	\$479.81	\$77.59	\$402.22	\$22,872.42
189	04/30/2039	\$479.81	\$76.24	\$403.57	\$22,468.85
190	05/31/2039	\$479.81	\$74.90	\$404.91	\$22,063.94
191	06/30/2039	\$479.81	\$73.55	\$406.26	\$21,657.68
192	07/31/2039	\$479.81	\$72.20	\$407.61	\$21,250.07
193	08/31/2039	\$479.81	\$70.84	\$408.97	\$20,841.09
194	09/30/2039	\$479.81	\$69.47	\$410.34	\$20,430.76
195	10/31/2039	\$479.81	\$68.11	\$411.70	\$20,019.05
196	11/30/2039	\$479.81	\$66.73	\$413.08	\$19,605.98
197	12/31/2039	\$479.81	\$65.36	\$414.45	\$19,191.53
198	01/31/2040	\$479.81	\$63.98	\$415.83	\$18,775.69
199	02/29/2040	\$479.81	\$62.59	\$417.22	\$18,358.47
200	03/31/2040	\$479.81	\$61.20	\$418.61	\$17,939.86
201	04/30/2040	\$479.81	\$59.80	\$420.01	\$17,519.85
202	05/31/2040	\$479.81	\$58.40	\$421.41	\$17,098.44
203	06/30/2040	\$479.81	\$57.00	\$422.81	\$16,675.63
204	07/31/2040	\$479.81	\$55.59	\$424.22	\$16,251.41
205	08/31/2040	\$479.81	\$54.17	\$425.64	\$15,825.78
206	09/30/2040	\$479.81	\$52.76	\$427.05	\$15,398.72
207	10/31/2040	\$479.81	\$51.33	\$428.48	\$14,970.25
208	11/30/2040	\$479.81	\$49.90	\$429.91	\$14,540.34
209	12/31/2040	\$479.81	\$48.47	\$431.34	\$14,109.00
210	01/31/2041	\$479.81	\$47.03	\$432.78	\$13,676.22
211	02/28/2041	\$479.81	\$45.59	\$434.22	\$13,242.01
212	03/31/2041	\$479.81	\$44.14	\$435.67	\$12,806.34
213	04/30/2041	\$479.81	\$42.69	\$437.12	\$12,369.22
214	05/31/2041	\$479.81	\$41.23	\$438.58	\$11,930.65
215	06/30/2041	\$479.81	\$39.77	\$440.04	\$11,490.61
216	07/31/2041	\$479.81	\$38.31	\$441.50	\$11,049.10
217	08/31/2041	\$479.81	\$36.83	\$442.98	\$10,606.13
218	09/30/2041	\$479.81	\$35.36	\$444.45	\$10,161.67
219	10/31/2041	\$479.81	\$33.88	\$445.93	\$9,715.74
220	11/30/2041	\$479.81	\$32.39	\$447.42	\$9,268.32
221	12/31/2041	\$479.81	\$30.90	\$448.91	\$8,819.41
222	01/31/2042	\$479.81	\$29.40	\$450.41	\$8,369.00
223	02/28/2042	\$479.81	\$27.90	\$451.91	\$7,917.09

	Payment Date	Payment Amount	Interest	Principal	Balance
224	03/31/2042	\$479.81	\$26.39	\$453.42	\$7,463.67
225	04/30/2042	\$479.81	\$24.88	\$454.93	\$7,008.75
226	05/31/2042	\$479.81	\$23.37	\$456.44	\$6,552.30
227	06/30/2042	\$479.81	\$21.84	\$457.97	\$6,094.34
228	07/31/2042	\$479.81	\$20.32	\$459.49	\$5,634.84
229	08/31/2042	\$479.81	\$18.79	\$461.02	\$5,173.82
230	09/30/2042	\$479.81	\$17.25	\$462.56	\$4,711.26
231	10/31/2042	\$479.81	\$15.71	\$464.10	\$4,247.16
232	11/30/2042	\$479.81	\$14.16	\$465.65	\$3,781.51
233	12/31/2042	\$479.81	\$12.61	\$467.20	\$3,314.31
234	01/31/2043	\$479.81	\$11.05	\$468.76	\$2,845.55
235	02/28/2043	\$479.81	\$9.49	\$470.32	\$2,375.23
236	03/31/2043	\$479.81	\$7.92	\$471.89	\$1,903.34
237	04/30/2043	\$479.81	\$6.35	\$473.46	\$1,429.88
238	05/31/2043	\$479.81	\$4.77	\$475.04	\$954.84
239	06/30/2043	\$479.81	\$3.19	\$476.62	\$478.21
240	07/31/2043	\$479.81	\$1.60	\$478.21	\$0.00