

Croys

EASTOWNE ESTATES
MOBILE HOME PARK

1480 SHORE RD., SUITE B
FINDLAY, OHIO 45840
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Phone: (419) 423-2950
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HILTON APARTMENTS
CRESTWOOD APARTMENTS

Dear Eastowne Tenants,

March 4, 2022

Rent Increase – Effective **July 1, 2022**, or your rent date in July, lot rent in Eastowne will increase to **\$300.00 per month**.

Spring Inspections: Covid concerns kept us from doing spring inspections over the past few years, and we have noticed several common inspection items which many did not keep up with over the past two years. We will be walking around every mobile home this spring. With that in mind, below are the items most commonly found on our inspections. Please make sure you look at these in the coming weeks:

- Skirting & weed guard straight and not damaged
- Leaking faucets
- Sheds – roofs, rotten wood & peeling paint
- Gutters clogged
- Items stored outside on patios, behind sheds or steps
- Chipping or fading paint on steps/decks
- Landscaping – weeds, mulch and bushes needing trimmed

Lease Update – Effective **May 1, 2022** the portion of your original lease pertaining to Occupancy Transfer shall be replaced by the addendum below:

OCCUPANCY TRANSFER

- 11.) LESSEE shall adhere to the following procedure should LESSEE decide to alter the title to or sell a mobile home located on LESSOR'S premises.
- LESSEE shall inform LESSOR of LESSEE'S intent to sell, transfer ownership of, or alter the title to the LESSEE'S mobile home using the Change of Ownership Form available upon request from LESSOR.
 - LESSEE'S mobile home shall be inspected and all repairs required must be completed before any listing agreement may be signed, any for sale signs are posted or any title alterations are made
 - This LEASE for lot space shall not be automatically transferable should LESSEE'S mobile home title be altered. Prospective purchasers, transferees, or additions to the title will be subject to a criminal background and credit check, and must be approved in writing by LESSOR before any sale, transfer or title alteration is completed.

Title Updates – In the unfortunate event that someone on your title passes away, it is very important that you have their name removed from your title prior to their estate or probate being finalized. It is much more difficult, time consuming and expensive if you allow this to linger, and may require the services of a lawyer to have the deceased's estate or probate reopened.

Pets: Recently we've noticed that many of you have not been abiding by our rules and cleaning up after your pets. Please be sure that your pet is on a leash every time it goes outside, and that you clean up after your pet each and every time they go outside. **If you are unable to follow these rules, we will be forced to remove your pets from Eastowne.**

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ASK FIRST: The following events must be approved **BEFORE** they take place:

1. Additional Residents coming to live with you
2. Homes listed for Sale or changes to your title
3. Exterior Improvements

If you have a question about these procedures, or need an appropriate form, please contact the office.

Afterhours Emergency Repairs – If you have an afterhours emergency that requires a repair, call the office at 419-423-2950 and leave a message in the emergency maintenance mailbox. It will be forwarded to our staff.

Sincerely,
Croys: T.C. & Son