

APPENDIX B OF BRANFORD MOBILE HOMES RENTAL AGREEMENT

RESALE STANDARDS

NOTICE: Upon written notification by Resident to Owner of the Park of his intention to sell, Owner may ask for an inspection to be made of the Home and Lot for compliance with these resale standards as well as Park Rules and Regulations.

All necessary repairs and improvements as a result of aforesaid inspection shall be completed and home re-inspected before said Home is offered for sale.

THE STANDARDS FOR ALL MOBILE HOMES BEING OFFERED FOR RESALE WITHIN THE PARK ARE:

- (1) No mobile home will be allowed to enter the Park or resold on the lot, unless it is safe and sanitary and meets existing standards.
- (2) All homes must have smoke detectors.
- (3) All furnaces must have an emergency safety switch.
- (4) All homes must be uniformly skirted with Park-approved skirting, to prevent access by animals or children to the undercarriage of the unit.
- (5) Pre-cast concrete steps or other Park-approved permanent steps must be set at all doors of the home.
- (6) The homes must be in good repair and free of insects, rodents, vermin, pests, etc.
- (7) Only pre-approved utility sheds are allowed.
- (8) Any porch enclosure must be pre-approved by Branford Mobile Homes.
- (9) All utility connections must be operating correctly.
- (10) All applications for Lot Leases within the Park must meet the requirements of the Rules and Regulation of the Park, which are applicable to all residents. The application for lot rental must be completed by the prospective tenant and mailed to:

Branford Mobile Homes, P.O. Box 935, Branford, CT 06405

- (11) In addition to the foregoing requirement, Resident has the obligation to ensure that his buyer demonstrates financial ability to pay the rent for the space or lot upon which the mobile home is located.
 - a. An acceptable credit report from a credit rating bureau is necessary before application can be approved. Applicant shall be required to pay the costs of said credit report.
- (12) As part of the prospective buyer's application for Lot Lease, other occupants, pets, vehicles, etc. shall be in accordance with the Park's Rental Agreement and the Rules and Regulation.
- (13) Total occupancy shall not exceed two (2) persons per bedroom.
- (14) All resale must comply with Connecticut General Statutes Section 21-67a regarding the filing of Title documents on the local Land Records.