

Leased Home Inspection Checklist

Name(s) of Tenant _____ Date of Inspection _____

Name of Community _____ Address of Home _____

Attach Pictures

Key	
Missing	M
Good condition	G
Scratched	S
Damaged	D
Broken	B
Repair needed	R
Not Applicable	NA

(Detail of Damages)

Exterior	New	Good	Fair	Comments
Front door				
Front storm door				
Back door				
Back storm door				
Screens and storm windows				
Windows and frames				
Skirting				
Siding				
Shutters				
Steps/Deck				
Shed				
Roof				
Central Air Conditioning				
Other				

Kitchen	New	Good	Fair	Comments
Stove				
Refrigerator				
Dishwasher				
Garbage disposal				
Microwave				
Hood vent				
Cabinets				
Doors/drawers				
Shelves				
Blinds/curtains				
Carpet or floor				
Walls and Ceiling				
Trim				
Countertops and backsplashes				
Light fixtures				
Outlets and switches				
Sink and Sink Top				
Faucets				
Fire extinguisher				
Other				

Living room and Hallway	New	Good	Fair	Comments
Doors				
Windows				
Blinds/curtains				
Carpet				
Walls				
Ceilings				
Trim				
Light fixtures				
Outlets and switches				
Closet doors				

Living room and Hallway	New	Good	Fair	Comments
Smoke Detector				
Other				

Bedroom #1	New	Good	Fair	Comments
Doors				
Windows				
Blinds/curtains				
Carpet				
Walls				
Ceiling				
Trim				
Light fixtures				
Outlets and switches				
Closet				
Other				

Bedroom #2	New	Good	Fair	Comments
Doors				
Windows				
Blinds/curtains				
Carpet				
Walls				
Ceiling				
Trim				
Light fixtures				
Outlets and switches				
Closet				
Other				

Bedroom #3	New	Good	Fair	Comments
Doors				
Windows				
Blinds/curtains				
Carpet				
Walls				
Ceiling				
Trim				
Light fixtures				
Outlets and switches				
Closet				
Other				

Bathroom #1	New	Good	Fair	Comments
Door				
Window				
Blinds/curtains				
Floor				
Walls				
Ceiling				
Sink				
Faucets				
Tub and/or shower				
Toilet				
Cabinet, shelves, closet				
Towel bars				
Light fixtures				
Outlets and switches				
Baseboards				
Trim				
Other				

Bathroom #2	New	Good	Fair	Comments
Door				
Window				
Blinds/curtains				
Floor				
Walls				
Ceiling				
Sink				
Faucets				
Tub and/or shower				
Toilet				
Cabinet, shelves, closet				
Towel bars				
Light fixtures				
Outlets and switches				
Baseboards				
Trim				
Other				

I/we have completed the inspection as indicated for the above mentioned home.

Signature of Sales Manager Date

Signature of Community Manager Date

Special Notice of Responsibility
Leased Home

I, _____ and _____
(hereinafter Tenants) have leased the ("Home") identified below located in,

Name of Community _____ Site Number _____

Address of Home _____

Make of Home _____ Year _____

Approximate Size _____ Serial No. _____

During the term of my lease and when the Home is occupied by me or under my control I agree that I will maintain the Home in good condition and will not allow waste of the Home or utilities.

At the end of my rental period or when I vacate the Home I understand that the Home will be inspected to evaluate its condition and to determine if any damage has occurred. (Interim Home inspections will also be conducted to monitor the condition of the Home).

Excessive damage due to negligence by the Tenants, their guests, or other occupants will be the sole responsibility of the Tenants to repair at their sole cost and expense. Vandalism, abuse and willful acts of neglect will not be tolerated and will be dealt with swiftly. This action may include prosecution to the full extent of the law, referral to a collection agency and/or an Attorney for the appropriate course of action. There will be no exceptions.

Theft or removal of any of the contents or attachments to the Home also will not be tolerated and will be reported to the local authorities and prosecuted to the fullest extent of the law. This includes but is not limited to stove, refrigerator, dishwasher, microwave, washer, dryer, air conditioners, etc. if provided.

Tenant Signature _____ Date _____

Tenant Signature _____ Date _____

If you begin to experience financial difficulties during your residency do not ignore the situation. Contact the community manager as outlined in your lease, and explain the issues you are dealing with and ask for help. Under certain conditions you may be eligible for a temporary payment plan allowing you time to resolve the problems you are experiencing.

Finally, if you find that you cannot afford the rent and must vacate the Home, contact the community manager to discuss a mutually acceptable solution. Vacating the Home and leaving it in excellent condition will go a long way toward solving the problem and may avoid referral to a collection agency or attorney. Our goal is to insure long term residency and to eliminate all damage to the Home.

(original goes in Tenant file and a copy goes to the Tenant)

Leased Home Inspection Policy

The purpose of this policy is to set forth an inspection procedure to follow and to monitor the condition of leased homes on a continuing basis. This will allow us the opportunity to recognize any damage occurring to the home, other than normal wear and tear, as early as possible thereby reducing rehab cost to the home. This policy shall take effect July 1, 2009. All damages caused by the negligence or improper use by the Tenant, members or the Tenants, household guests, invitees or visitors, shall be repaired or replaced at the expense of the Tenant.

1. All leased homes shall be inspected Monthly
 - a. Contact the Tenant in advance to schedule the inspection time and date, allow reasonable time limit to schedule inspection, say up to 48 hours advance notice. More time may be given for good cause.
2. During the inspection, observe the condition of the Home, review such things as:
 - a. Carpet
 - b. Vinyl flooring
 - c. Walls
 - d. Cabinets
 - e. Ceiling
 - f. Appliances
 - g. Counter tops
 - h. Windows
 - i. Doors
 - j. Furnace
 - k. Furnace Filter
 - l. Water Heater
 - m. Bathroom fixtures, Mirrors
 - n. Tub areas
 - o. Check for water leaks
 - p. Dripping faucets
 - q. Closets
 - r. Electric switches
 - s. Electric outlets
 - t. Electric service panel
 - u. Light fixtures
3. Make notes documenting your inspection and identify (with photos) any damage above normal wear and tear.
4. Follow our Safety Policy relative to making site visits and dealing with Tenants.
5. Follow up with Tenants with a letter or short handwritten note thanking them for maintaining the Home or with a damages letter and a cost to fix.
6. Advance notice advising the Tenant of this new policy may be necessary if the lease does not already have a provision for this inspection.

Leased Home Inspection Notification
To be made part of the Tenant application package

The undersigned, by affixing their signature (s) hereto freely agree and understand that the home they will occupy locate at (address) _____

In (name of community) _____ ("Home") is being leased and that the landlord has the right to inspect the Home at such intervals as Landlord deems necessary. At the inception of the lease period, these inspections will occur monthly. These inspections may be increased or decreased in the sole discretion of the landlord. Failure to schedule inspections with Landlord is just cause for termination of tenancy.

Tenant, with reasonable notice, will allow Landlord access to the Home to make inspections. Any damages caused by the negligence or improper use by the Tenant, member of the Tenant's household, guests, invitees, or visitors shall be repaired or replaced at the sole expense of the Tenant.

Print Tenant Name

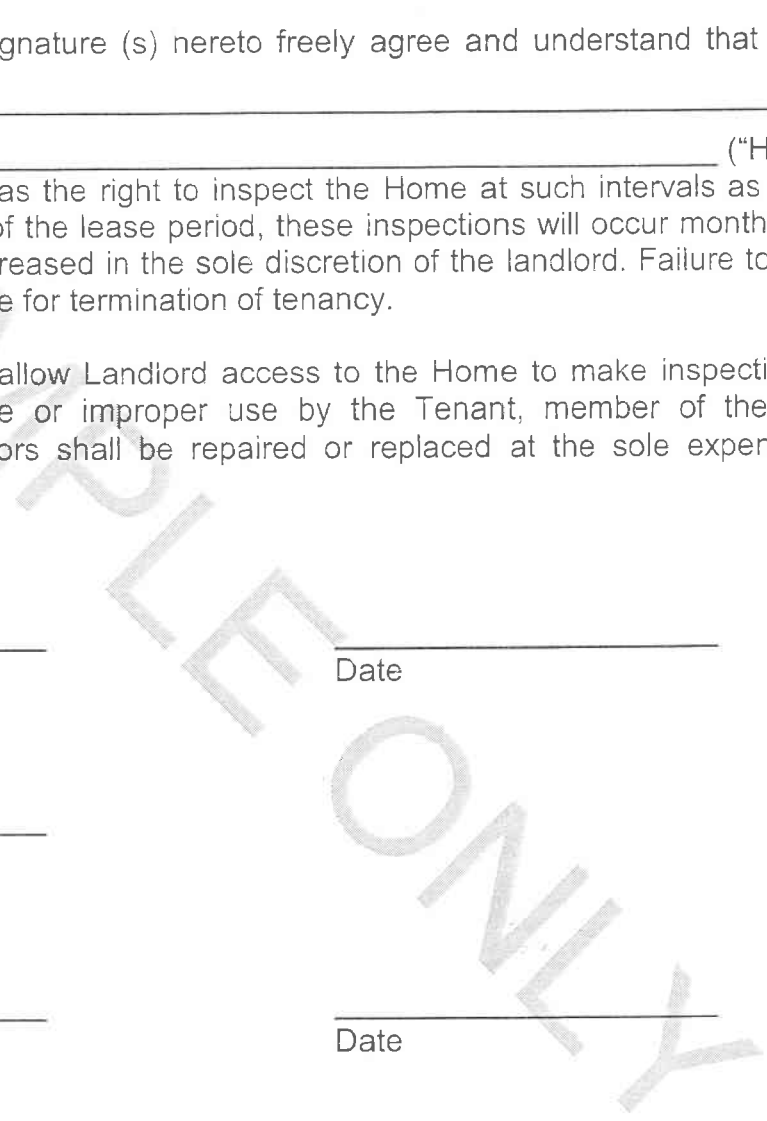
Date

Tenant Signature

Print Tenant Name

Date

Tenant Signature



MANUFACTURED HOME LEASE AGREEMENT WITH OPTION TO PURCHASE

The Lease Agreement ("Lease") is entered into on this ___ day of ___ 20___ between QFD, LLC, Landlord and Tenant(s) _____

Tenant shall direct all payments through ACH/EFT or to Landlord's offices at: Community Address goes here. Tenant shall direct all other notices and correspondence to the same. All notices which Landlord is required by law to provide to Tenant will be delivered to the manufactured home address stated herein by mail, personal service or by posting on the manufactured home. Written request must be provided to Landlord by Tenant for delivery to any different address.

1. Premises Landlord leases to Tenant and Tenant leases from Landlord, subject to the terms and conditions stated in this Lease, a manufactured home ("Home") described as follows:

Make/Model: _____

Year: _____ Size: _____

Serial Number: _____

The mailing address of the Home is: _____ in Community Name Goes here.

2. TERM The term of this Lease will commence on _____, 20___, and end on _____, 20___ which shall be no less than 12 months.

3. RENT Rent is payable in advance on the fifteenth (15th) day of each month. The Rental rate is \$ _____ per month. Rent which is not late may be paid by ACH/EFT or by personal check (with the permission of Landlord) or by money order. Cash is not accepted for safety reasons. Late Rental payments must be made by money order or cashier's check only. Late charges and any Insufficient Funds (NSF) charges will be deemed to be additional Rent and must be paid together with the monthly Rental payment for which they were assessed. Late Rent which does not include the late charge and other applicable charges may not be accepted. If Tenant's personal check is returned by the bank, thereafter for a period of six (6) months, Tenant must pay all Rent and other charges only by money order or cashier's check. At the expiration of the six (6) months, if Tenant has paid all Rent on time during the previous six (6) months, Landlord may once again permit Tenant to pay the Rent by ACH/EFT or by personal check. All rent payments will be applied in the following order: Home Rent, Site Rent, Utilities, Late Charges, NSF Charges.

If Tenant fails to pay Rent or any other charges when due, Landlord will serve a Demand for Possession on Tenant as required by law, and if Tenant thereafter fails to pay the amount due within seven (7) days, the amount of court costs and attorney fees as provided by law incurred by Landlord in enforcing its rights will be added to the amount of the arrearage and must be paid by Tenant prior to Landlord discontinuing eviction proceedings.

4. LATE CHARGES A late/liquidated damage charge of \$25.00 will be assessed to any Tenant whose rent is received or postmarked after the fifteenth (15th) day of the month. A \$35.00 NSF/liquidated damage charge will be assessed for any payment or check which is not honored by the bank for any reason.

5. UTILITY CHARGES Tenant is responsible for payment of all utility charges for the home except for those utilities which are

provided by the Manufactured Home Community and as stated in the Lease between the Manufactured Home Community and Tenant. Tenant's failure to pay a utility bill which results in the shut off of the supply of any utility or Tenant's failure to commence, in Tenant's name, any utility service for which Tenant is responsible, shall be sufficient reason for Landlord to terminate the tenancy. If Tenant's failure to pay causes a threatened or actual discontinuance of the supply of any utility service, Landlord may, but is not required to, have the Tenant's utility account transferred to Landlord's name and pay the bill to avoid a utility shut off and Tenant will then be obligated to reimburse Landlord for all amounts paid to any utility company, plus a fifteen dollar administrative fee per payment. All such charges shall be deemed additional Rent. Repayment by Tenant must be made to Landlord within ten days of receiving written notice that Landlord has paid Tenant's utility bill. Cable television services may be available to Tenant through an independent source.

6. SECURITY DEPOSIT Tenant must pay to Landlord a security deposit of \$ _____ before Tenant may take possession of the Home. The security deposit may not be used by Tenant as rent, including rent for the final month of the tenancy. The security deposit will only be used as provided by law. The commencement of legal proceedings by Landlord to recover possession of the Premises for non-payment of rent or for other reasons will not be affected by reason of the existence of the security deposit. The security deposit will not earn interest. The name and address of the financial institution on surety retaining the security deposit is Huntington Bank, 220 Park St, Ste 100, Birmingham, MI 48009.

7. OCCUPANCY Tenant is to occupy the Home as his primary residence. Maximum occupancy is two (2) persons per bedroom. The manufactured home is to be used only as a private dwelling by Tenant and the following individuals:

Table with 3 columns: NAME, DATE OF BIRTH, RELATIONSHIP. Includes three blank rows for entry.

It will be deemed a material default of this lease if any other person occupies the Home without the prior written consent of Landlord. Landlord reserves the right to

withhold consent for any reason not prohibited by law.

8. ASSIGNMENTS AND SUBLEASES Tenant shall not assign this Lease, any provision of this Lease, or sublease any part of the Home, nor shall any occupants, other than those included in the Lease, reside in the Home without the prior written consent of Landlord.

9. MOVE-IN CHECKLIST Within seven (7) days of the date the Lease is signed by Tenant, Tenant must return one copy of the Inventory Checklist. Failure of Tenant to complete the inventory checklist will be deemed an agreement by the Tenant that the Home is in an undamaged condition at the commencement of the Lease.

10. CONDITION OF THE HOME Tenant acknowledges that he examined the Home prior to signing the Lease, knows the condition of the Home, and is satisfied that the Home is fit for the use intended. Tenant also acknowledges that no representations about the condition of the Home or promises to alter or to improve the Home before or during the term of the Lease have been made except as contained in this Lease. Tenant accepts the Home (including all accessories, fixtures and / or furniture) "AS IS".

11. ACCESSORIES AND FIXTURES Tenant may not remove or replace any of the accessories and fixtures provided by Landlord without the prior written approval of Landlord. Accessories and fixtures include:

- Refrigerator Stove Microwave
- Dishwasher Washer Dryer
- Steps Skirting Porch
- Tie Downs Furnace Central A/C
- Wall A/C Shed Deck
- Carport Garage Other (Describe):

12. LANDLORD'S RIGHT OF ENTRY Landlord reserves the right to enter the Home upon prior notice to Tenant, during regular business hours for the purposes of inspection of the Home. Tenant shall not change any lock on the Home without Landlord's prior written consent and agrees to pay to Landlord a \$25.00 charge if any lock is changed without Landlord's consent.

13. DECORATIONS & ALTERATIONS Tenant may not make any alterations to the Home, including but not limited to, antenna installations, additional phone or cable TV outlets and lock changes (including changing or addition of locks) without Landlord's prior written consent. No holes or stickers shall be put anywhere inside or outside of the Home, except a reasonable number of small nail holes for picture hanging will be permitted ONLY in sheetrock walls and in grooves of wood paneled walls. Tenant shall not alter or decorate the Home without prior written consent from the Landlord. The Landlord's consent to a particular decoration or alteration shall not be deemed consent to future decorations or alterations. Tenant may not remove any of Landlord's fixtures, appliances or furniture from the Home. Tenant may not use any adhesive material on the walls without prior written consent from the Landlord. Upon the expiration of termination of the tenancy, if the option to purchase has not been exercised, the Home shall be returned to Landlord in the same condition as when received, reasonable wear expected. Reasonable

wear is that which occurs without negligence, carelessness, accident or abuse.

14. MAINTENANCE, REPAIRS, AND DAMAGE TO HOME

A. Throughout the term of the Lease, Tenant shall maintain the Home in good condition and shall allow no waste of the Home or any utilities.

B. Tenant is responsible for the reasonable maintenance of carpeting in the Home and shall have the carpet cleaned by a reputable cleaning firm at least once each year. If the option to purchase is not or cannot be exercised, the cost of all damage to the carpet which is attributable to causes other than normal wear and tear shall be deducted from the security deposit at the conclusion of the tenancy. Waterbeds are prohibited without the prior written consent of Landlord.

C. Pouring grease/oil into sinks or toilets is forbidden. All grease shall be disposed of with garbage in proper receptacles. Toilets and other equipment shall be used only for the purposes for which they are intended. Bathroom fixtures are to be maintained in a clean and sanitary manner. As long as one bathroom in the home is in working order, a needed repair in the second may not be deemed an emergency.

D. Tenant is to maintain kitchen appliances in a clean and sanitary manner, including ovens, range hoods, stove tops, and refrigerators. Failure to properly clean and maintain appliances is not ordinary wear and tear and, if the option to purchase is not or cannot be exercised, will be deemed to be damages for which the security deposit may be used to compensate Landlord. Tenant may not remove any appliances provided by Landlord, nor may Tenant install any additional large appliances, including but not limited to, washers, dryers, stoves and refrigerators without the prior written consent of Landlord.

E. If Tenant fails or refuses to make any necessary repair after receiving reasonable notice from Landlord demanding that Tenant make such repair, Landlord reserves the right to enter upon the leased premises upon 24 hour written notice and make any and all necessary repairs. Tenant shall be liable for any damage to the Home or to Landlord's other property that is caused by the acts or omissions (whether intentional or negligent) of Tenant, members of Tenant's household or Tenant's guests, visitors and invitees and Tenant shall reimburse Landlord, upon demand by Landlord, the costs of such repairs/replacements.

F. During the term of this Lease and any renewals or extensions of this Lease, it shall be presumed that damage to doors, windows, screens, damages caused by windows or doors being left open, and repair costs or damages caused by plumbing stoppages in lines exclusively serving

the Home, are caused by the negligence of or improper use by Tenant, other members of Tenant's household or Tenant's guests, invitees or visitors and Tenant shall be responsible for the repairs thereof.

15. INTERRUPTION OF SERVICES As long as the Home is habitable and the Landlord makes any repairs or improvements within a reasonable period of time, any interruption of services or utilities, inconvenience, or discomfort arising from repairs or improvements to the Home shall not affect this Lease, reduce the rent, or be construed as an eviction.

16. USE OF HOME

A. Tenant agrees to use the Home in a clean and wholesome manner and in compliance with all State and local laws. Landlord offers equal housing opportunities to all qualified individuals and expects that its tenants will treat all other tenants and guests fairly and with respect. Tenant is responsible for the acts of all other occupants in the home and for Tenant's visitors, guests and invitees.

B. Tenant agrees that he will not allow criminal activity, including, but not limited to prostitution, criminal/sexual conduct, criminal street gang activity, threatening or intimidating assault, or drug-related criminal activity in the Home, on the site on which the Home is installed, or in the common areas within the Community. If Tenant, a member of Tenant's household or other person under the Tenant's control, has unlawfully manufactured, delivered, possessed with intent to deliver or possessed a controlled substance on the leased Home and a police report has been filed by Landlord or any other person alleging same, Landlord may terminate the tenancy upon 24 hours' notice as provided by law.

C. Tenant agrees that he will not allow anything to be done in or about the Home or in the common areas in the Community which would interfere with the quiet enjoyment or safety of other tenants, including but not limited to the discharging or threatened use of firearms or other weapons including bows and arrows, or the infliction or threatened infliction of bodily harm on any person in the Home, on the site or in the common areas, including any member of Landlord staff or its agents or on another tenant or guest.

D. Tenant agrees that he will not allow anything to be done on the Home, including the operation of any equipment or machinery, which may result in imminent serious property damage to the Home, site or Community or which is disturbing to other tenants. Tenant will not allow any activity which may constitute or create a liability on the part of Landlord or interfere with the quiet enjoyment of other tenants.

17. DESTRUCTION OF HOME If the Home is partially damaged by fire, act of God or any other cause, Landlord shall make necessary repairs as quickly as reasonably possible. If the Home is not habitable, rent will be abated until the Home is again habitable, unless the damage or destruction is due to the conduct (whether intentional or negligent) of Tenant, other members of Tenant's household, or guests or invitees of Tenant, in which case there shall be no abatement of rent. No reduction in rent shall be made if

Tenant can use and occupy the leased Home without substantial inconvenience (in Landlord's sole opinion). If home is damaged by fire caused by the negligence or omission of Tenant, Tenant is responsible for all repairs and damage caused. If the Home is (in Landlord's sole opinion) totally destroyed, then his Lease shall immediately terminate without further notice, and the leasehold obligations of Landlord and Tenant shall cease, unless the destruction is due to the conduct (whether intentional or negligent) of Tenant, other occupants or guests of Tenant. Landlord is not liable to Tenant for any damage to Tenant's personal possessions or for Tenant's deductible, if any, required by Tenant's policy of renter's insurance.

18. RENTERS INSURANCE Tenant is required to maintain a policy of renter's insurance which is adequate to insure all of Tenant's personal property and other possessions and to reimburse Landlord for the cost of repairs necessitated due to the conduct (whether intentional or negligent) of Tenant, other members of Tenant's household, or guests or invitees of Tenant, including damages as a result of fire. Evidence of a valid policy of renter's insurance must be provided to and approved by Landlord prior to the Tenant moving into the Home. Failure of Tenant to provide evidence of a valid policy of renter's insurance may result in the termination of tenancy or Landlord's purchasing an adequate insurance policy of its choosing, for which Tenant is obligated to reimburse Landlord in full upon demand as unpaid rent.

19. LANDLORD'S NON-LIABILITY Except as otherwise provided by law, Landlord shall not be liable for damages to persons or property sustained by Tenant, members of Tenant's household, or by Tenant's employees, servants, guests, invitees or other persons, due to the Home becoming out of repair or arising from the bursting, stoppage or leakage of gas, steam, water or sewer pipes, or from defective wiring, unless such damage is proximately caused by the negligence of Landlord. Landlord does not warrant that any utility will be free from temporary interruption due to causes beyond the reasonable control of Landlord. Landlord shall not be liable for any injury or damage which may arise from the disruption of any utility service, unless liability arises from Landlord's failure to perform a duty or negligent performance of a duty imposed by law.

Landlord shall not be responsible or liable to Tenant for any loss or damage that may be occasioned by or through acts or omissions of persons occupying neighboring homes, unless such liability arises from Landlord's failure to perform a duty or negligent performance of a duty imposed by law. Landlord shall not be liable for any damage to property or loss of property that is caused by theft or casualty, except as provided by law.

20. NOTICE OF INJURIES In the event of any injuries to Tenant or his family or to any property of Tenant or his

family through the negligence of Landlord, its agents and/or employees, Tenant agrees to give Landlord a written notice of the occurrence of said injury within five (5) days of the occurrence. Said notice must be in writing and delivered either personally or by first class mail.

21. OPTION TO PURCHASE Tenant shall have an option to purchase the Home at the expiration of the lease term, provided Tenant has completed the full term of the Lease, has not been in default under the Lease, and is in compliance with the requirements of the Community Guidelines established by the Community in which the Home is located. The purchase price of the Home shall be \$ _____. In addition to the purchase price, Tenant will pay Landlord the cost of transferring title to the Home to Tenant, including sales tax, closing costs and other reasonable costs associated with the sale which Landlord incurs. Landlord will furnish Tenant with a good and marketable certificate of title to the Manufactured Home. The Option to Purchase is not assignable and shall not inure to the benefit of or be binding upon Tenant's heirs, legal representatives, successors or assigns. Landlord does not make any representations and does not warrant that the Home is fit for habitation or for any other purpose. If Tenant exercises this Option, Tenant accepts the manufactured home "AS IS" and "WHERE IS".

22. HOLDING OVER If for any reason Tenant maintains possession of the Home upon expiration of the Lease term with permission of Landlord, the tenancy shall be from month-to-month and rent shall be 200% of the stipulated rent in Section 3 of this Lease. All Provisions of this Lease which are consistent with a month-to-month tenancy shall remain in full force and effect during the month-to-month tenancy.

23. CONTINUED LIABILITY FOR RENT If Tenant vacates the Premises prior to the expiration of the term of the Lease, whether voluntarily or involuntarily through an eviction of Tenant by Landlord or following a Demand for Possession for non-payment of rent or a Notice of Termination issued by Landlord, Tenant will remain liable for the payment of rent until the expiration of the Lease or until the Premises are re-rented, whichever comes first. If other manufactured homes are also available, Tenant's Premises will be included in the pool of available manufactured homes, but Landlord is not obligated to give any preference to re-renting Tenant's manufactured home and Landlord's action shall not be deemed a failure to mitigate its damages. Upon Tenant's premature termination of the tenancy, Landlord may accelerate the balance of rent owed under the terms of the lease. Tenant may not be liable for the full accelerated amount because of Landlord's obligation to minimize damages and either party may have a court determine the actual amount owed, if any.

24. TERMINATION OF TENANCY BY TENANT Upon expiration of the Lease or if the tenancy becomes a tenancy from month to month, Tenant must provide Landlord with thirty (30) days written notice of Tenant's intention to vacate the Home, which notice period must coincide with a monthly rental period. Failure to provide such notice shall obligate the Tenant for rent for the entire month following the date Landlord regains possession of the Home.

25. RIGHT TO TERMINATE LEASE A Tenant, who has occupied the Home for more than thirteen (13) months may terminate this Lease or any renewals of this Lease upon sixty (60) days written notice to Landlord if Tenant becomes eligible to take possession of a subsidized rental unit in senior citizen housing and provides Landlord with written proof of such eligibility or if Tenant becomes incapable of living independently, as certified by a doctor in a notarized statement.

26. EVICITION OF TENANT If Tenant fails to pay rent or other amounts owed by Tenant under this Lease, if Tenant or Tenant's guests or occupants violate the Lease Agreement, the Community Guidelines, or applicable Federal, State or local laws, or if Tenant's statements in the Rental Application are false, then Landlord shall have the right to terminate this Lease and evict Tenant as provided by law. Landlord shall be entitled to reimbursement by Landlord for expenses incurred in obtaining possession of the Home as provided by law. Landlord and Tenant acknowledge that Tenant is party to a rental agreement to rent the land in the Manufactured Home Community where the Home is located. Should Tenant default on that lease for the home site, Tenant will automatically be in default of this Lease and Landlord shall have the right to terminate this Lease and evict Tenant as provided by law.

27. ABANDONED PROPERTY If Tenant leaves any personal property in the Home, in any shed or common area of the Community after vacating the Home, such property will be deemed to have been abandoned by Tenant and Landlord may dispose of same without any liability to Tenant.

28. RULES AND REGULATIONS Tenant agrees that he will obey the Community Guidelines established by the Manufactured Home Community in which the Home is located.

29. PETS No animals or pets of any kind are allowed (even temporarily) in the Home without prior written consent of Landlord. Violation of the pet provisions of this Lease will be just cause for termination of the tenancy.

30. TRUTH IN RENTING The Lease is not intended to violate or waive any of the provisions of the Truth In Renting Act or any of the statutes referred to in the Truth In Renting Act relating to fitness and habitability, security deposits, civil rights, civil rights of handicapped persons, and consumer protection, or any other statutory provision. If any provision of this Lease violates or waives any of the above statutes, then such provision shall be null and void, but the other provisions of this Lease shall continue to remain in full force and effect.

31. MISCELLANEOUS PROVISIONS

A. RIGHT TO MORTGAGE: Landlord shall have the right to subordinate this Lease to any mortgage now or hereafter placed on the Home or the Manufactured Home

Community. At Landlord's request, Tenant shall execute and deliver such documents as may be required in order to accomplish the purposes of this paragraph. If Tenant fails to do so, Tenant provides Landlord with a power of attorney through this Lease to execute any documents necessary to subordinate this Lease.

B. CONDEMNATION: If (during the term of this Lease) proceedings shall be instituted under the Power of Eminent Domain which shall result in an eviction (total or partial) of the Tenant, at the time the trial of such proceedings shall commence, this Lease shall be void and the term above shall cease and terminate, and if the Tenant continues in possession, he shall be a Tenant from month-to-month and for no longer term, anything in this instrument to the contrary notwithstanding. All condemnation awards shall be the property of Landlord.

C. LEASE MODIFICATIONS: No modifications of this Lease shall be binding unless in writing, signed by Tenant, and by Landlord.

D. SEVERABILITY: If any provision of this Lease should be or become invalid, such invalidity shall not in any way affect any of the other provisions of this Lease which shall continue to remain in full force and effect.

E. WAIVER: If Landlord should waive any provisions of this Lease, it shall not be construed as a waiver of a further breach of such provision.

F. JOINT & SEVERAL LIABILITY: in the event that this Lease be signed as Tenant by more than one person, then the liability of the persons signing be joint and several.

G. LEASE BINDING: The covenants of this Lease shall be binding upon and shall be for the benefit of Landlord and Tenant and their respective successors in interest, heirs and representatives.

H. REMEDIES NOT EXCLUSIVE: Each of the rights provided in the Lease shall be cumulative.

I. INTERPRETATION: This Lease shall be construed according to the laws of the State of Michigan.

J. NEUTRALITY OF GENDER BASED PRONOUNS: In any provision of this Lease Agreement, the singular shall include the plural, the plural the singular, the male the female or neuter, the female the male or neuter, the neuter the male or female as the circumstances require.

K. CONSTRUCTION OF LEASE: If any conflict or conflicts arise between the terms of this Lease and the lease for the use of the manufactured home site in the Manufactured Home Community, the terms of this Lease shall prevail.

NOTICE: MICHIGAN LAW ESTABLISHES RIGHTS AND OBLIGATIONS FOR PARTIES TO RENTAL AGREEMENTS. THIS AGREEMENT IS REQUIRED TO COMPLY WITH THE TRUTH IN RENTING ACT. IF YOU HAVE A QUESTION ABOUT THE INTERPRETATION OR LEGALITY OF A PROVISION OF THIS AGREEMENT, YOU MAY WANT TO SEEK ASSISTANCE FROM A LAWYER OR OTHER QUALIFIED PERSON.

NOTICE: THIS AGREEMENT IS REGULATED BY STATE LAW AND MAY BE ENFORCED BY THE ATTORNEY GENERAL OR BY PRIVATE LEGAL ACTION.

YOU MUST NOTIFY YOUR LANDLORD IN WRITING WITHIN 4 DAYS AFTER YOU MOVE OF A FORWARDING ADDRESS WHERE YOU CAN BE REACHED AND WHERE YOU WILL RECEIVE MAIL; OTHERWISE YOUR LANDLORD SHALL BE RELIEVED OF SENDING YOU AN ITEMIZED LIST OF DAMAGES AND THE PENALTIES ADHERENT TO THAT FAILURE.

QFD, LLC ("Landlord")

Signature of Tenant Date

Signature of Tenant Date

Signature of Community Manager Date

QFD, LLC Tenants Insurance Information Sheet

Anyone leasing a home from QFD, LLC must carry tenant's insurance. This is inexpensive and covers you in case of an emergency. Tenant's insurance must have a minimum premises and personal liability limit of \$50,000. You need to list QFD, LLC as an additional insured on the policy. This proof of insurance must be presented to the community manager prior to you moving into the home.

If you choose to use **American Modern Insurance** as your provider: You can sign the application at the closing with the community manager. At that time, the manager will collect the first payment. You will make all future payments directly to the insurance company.

If you have any questions, please feel free to contact Clinton River at: (586) 463-0809.

Thank you for your choosing a HomeFirst Certified Community.