

To whom it may concern,

I have lived in Heidi Manor mobile home park since 1990. We as a family had purchased from the then owner of the mobile home sales lot. For many years the rent was reasonable, and raised now and then.

At one time, a notice was put on the mailbox building about the Toth corporation offering the park for sale. Many were interested in purchasing the park. Some were contacted and information shared. However, it did not go through. Awhile later, a letter from the Toth corporation was mailed announcing the sale of the park to IPG (Investment Property Group). After that there were letters taped to doors by the new manager Steve Clark, announcing his position as manager. Those letters continued with announcement of a "Lease" program. In his letters, he mentioned that if you sign the lease, it would carry over to whomever you sold the home to. I asked him about that, to make sure, as I wanted to make sure my children were taken care of in the event of my passing. He insisted that it would transfer easily, and also mentioned it would be easy to get out of the lease. However later when I asked him about getting out of the lease, he said the only way is to "sell or move". Not so easy after all. After talking to other tenants about the lease, I determined it was not worth the paper it was written on. Actually, he allowed me to sign the lease after the deadline, as sufficient time was not given for people to research or consult with legal representative to determine legality of the lease. At a later time, I copied and mailed the lease to an attorney at my own expense, along with letters the manager had written. The advice I received was "Do not sign", too many ambiguous terms, etc. And misleading letters.

After talking to other tenants, I also realize the lease will make it extremely difficult to sell, due to the rent increase for all new tenants. One tenant wanted to move from one home to another, he was told it did not matter, he would have to pay the higher rent. Plus, a deposit requirement that really makes no sense.

All in all, if given time initially, I would not have signed the lease, as mentioned by many, not worth the paper it is printed on.