

Rehoboth Shores

Sections I, J & K

Lot Rent \$ 239.00/month

5 year lease

2% discount if full year paid in advance

Lot rent cannot increase by more than 6% each year during the 5 year lease.

Water provided by Long Neck Water Co.

\$40.50 facility fee per quarter and

\$2.74 consumption fee per 1,000 gallons

County Sewer

Assessed by Sussex County

Depending on front footage area

\$44.00 to \$75.00 per Qtr.

Front Footage Fees

Assessed by Rehoboth Shores

Depending on front footage area

\$38.00 to \$114.00 per Qtr.

FEMA Set Lots

All available lots require the home to be FEMA (flood) Set. Tenant will be required to obtain a Certificate of Elevation from a Land Surveyor (any listed in yellow pages under "Surveyors - Land). For all homes, tenant will be responsible for having footers dug and poured.

A Manufactured Home Placement Permit must be obtained from Sussex County Board of Assessment in Georgetown. A copy of this Permit, along with a copy of the application indicating setbacks, must be submitted to the Rehoboth Shores office.

Application Requirements

- Credit Application with \$25.00 non-refundable fee
- Criminal background check with \$15.00 non-refundable fee
- Copy of driver's license and two most recent pay stubs
(for each applicant)
- Verification of employment and current rent or mortgage payments
(Rehoboth Shores must have verifications on their own forms which will be sent out after credit application is approved.)

Move in requirements

- First Month's rent which may be pro-rated depending on move-in date of the home
- Security deposit of one month's rent.
- Payment of current quarter's front footage and county sewer fees, pro-rated to move-in date of the home
- \$150.00 separate check to Long Neck Water Co. for water meter fee
- Lease signing and all fees are to be paid PRIOR to the home being moved onto the lot

Unsatisfactory Credit

If credit is questionable then applicant may be required to either furnish a co-signer (Credit application process required) or pay one year's lot rent up front at the time of lease signing.

Utility Hookups

Applicant is required to furnish their own licensed plumbing and electrical contractor to install utility connections. Rehoboth Shores can recommend contractors.

Shed, Decks or Additions

Sheds, decks or additions are allowed with prior approval from the office to make sure placement is within the lot's boundaries and required setbacks. Proper county permits must be obtained prior to construction and submitted to Rehoboth Shores office. Construction must be completed within 30 days.

REHOBOTH SHORES

26335 Goosepond Road

Millsboro, DE. 19966

Phone (302) 945-1500

Fax (302) 945-9491

Rehoboth Shores Procedures for Approval on Sheds, Decks and Additions

- 1) Resident must submit a sketch to Rehoboth Shores office for approval of their intentions. This sketch must show their lot and the proposed placement of shed, deck or addition.
- 2) Rehoboth Shores maintenance men will mark property lines to make sure the placement will be within the correct setbacks of the property lines.
- 3) Once approval is given to the resident, they must take a copy of their sketch to the Sussex County Planning and Zoning office located in the Georgetown Circle (the new red brick building with glass windows and doors) to obtain a building or placement permit. Their telephone number is 855-7878.
- 4) Once the County has given approval and the permit is issued, the resident must bring the building or placement permit and the pink sheet showing the setbacks to Rehoboth Shores office so copies can be made and placed in our files.
- 5) If a resident does not seek prior approval from Rehoboth Shores management and/or submit proper documentation from the County to the Rehoboth Shores office, management will make the resident remove the shed, deck or addition from their property.
- 6) If the proper steps are not followed with the County, such as getting their approval and the proper permits, they will issue fines up to \$100 per day and add an additional \$100 onto the cost of the permit, plus have the shed, deck or addition removed.
- 7) All contractors who do work for residents on Rehoboth Shores property (private property) must be licensed and insured, and provide proof of same to the Rehoboth Shores office. If contractors do not submit this required information to the office, they will not be permitted to work on Rehoboth Shores private property. If any contractor is found working on our property without a license or insurance, management will not permit them to continue.