301 E Hall Acres Road
Pharr, Texas 78577

IMPORTANT INFORMATION ABOUT YOUR LEASE RIGHTS

Dear Resident,

This notice is to inform you that the Community's Rules and Regulations (Rules and Regulations) include the **Manufactured Home Site Lease Protections** required by:

- Texas Property Code Chapter 94
- Applicable federal law
- Fannie Mae Manufactured Housing Community Site Lease Protections

These **Site Lease Protections** are intended to benefit and protect **each Manufactured Home Site Lessee**. They are legally binding and inure directly to the benefit of every Resident in our Community.

WHAT THESE PROTECTIONS INCLUDE

- **One-Year Renewable Term**: Every Lease must provide at least a 12-month term, renewable unless there is good cause for nonrenewal.
- **Advance Notice of Rent Increases**: You will receive at least 60 days' written notice before any rent increase or material change to your Lease.
- **Right to Sell Your Home in Place**: You may sell your manufactured home in the Community, subject to purchaser approval under the Rules and Regulations.
- **Protections in the Event of Closure or Change of Use**: If the Community is closed or the land use is changed, you will receive at least 180 days' prior written notice.
- **Right to Sublease or Assign**: You may assign your Lease or sublease your home in compliance with the Rules and Regulations, subject to approval.
- **Right to Cure Defaults**: You will be provided notice and an opportunity to cure defaults (including nonpayment) before eviction, as required by law.

WHAT THIS MEANS FOR YOU

- These protections are part of your Lease and Rules and Regulations.
- They are enforceable by you, as a resident, directly against the Community.
- No modification or amendment to the Rules and Regulations may reduce or remove these protections.

OUR COMMITMENT

Management is committed to operating the Community in compliance with **Texas Property Code Chapter 94**, **federal law**, and **Fannie Mae requirements**. These protections are in place to ensure fairness, stability, and the long-term value of your residency in our community.

Once you have signed this notice, please return it to the Community Office. A copy of your signed agreement will be provided for your records. Please keep this notice with your Lease and Rules and Regulations. If you have questions, contact the Community Office during business hours.

Regards,

Community Contact Information:

Paradise Resort Estates
301 E. Hall Acres Road
Pharr, Texas 78577
(956) 787-1521
ParadiseResortEstates@gmail.com

ACKNOWLEDGMENT OF RECEIPT

Resident Name(s): _____

Signature: _____ Date: _____

ACKNOWLEDGMENT OF RECEIPT

Resident Name(s): _____

Signature: _____ Date: _____