



**PEBBLE SPRINGS MANUFACTURED HOME COMMUNITY, LLC.**

**A 55+ Community**

**LEASE AGREEMENT**

Manufactured Housing Address: \_\_\_\_\_ Pebble Springs Drive, Taylors, SC 29687, Lot # \_\_\_\_\_

Agreement Date \_\_\_\_\_ Beginning Date \_\_\_\_\_ Ending Date \_\_\_\_\_

Monthly Rent \_\_\_\_\_ Lease Fee \_\_\_\_\_

1. \_\_\_\_\_  
(Tenant's Name) (Driver's license number)

\_\_\_\_\_  
(Place of Employment) (Work phone number)

2. \_\_\_\_\_  
Tenant's Name) (Driver's license number)

\_\_\_\_\_  
(Place of Employment) (Work phone number)

In case of emergency, please contact:

1. \_\_\_\_\_  
(Name and relationship) (Day and evening phone #'s)

2. \_\_\_\_\_  
(Name and relationship) (Day and evening phone #'s)

1. Each person must be registered with PSMHC. At least one person in each household must be 55 years of age or older. Homes are limited to three (3) persons.

2. No subletting is permitted.

3. Lease is for twelve (12) months minimum.

**4. LOT RENT:**

- a. Tenant agrees to pay Tinsley Real Estate, Inc, an agent of Pebble Springs LLC, a rent amount of \$ 478.00 per month beginning Jan 1<sup>st</sup>, 2024. Rent is payable in advance, on or before the first (1<sup>st</sup>) day of the month during said term. If rent is unpaid when due and the tenant fails to pay rent within five (5) days of due date, Landlord may terminate the rental agreement, as this constitutes by this action a written notice of eviction unless prior arrangements have been made with Tinsley Real Estate Management Company.
- b. Tenant further agrees to pay a late fee of \$25.00 if rent is not received on or before the FIFTH (5) day of the month and an additional \$25.00 late fee if rent is not received on or before the FIFTEENTH (15) day of the month.
- c. Rent may be paid to Tinsley Real Estate, Inc. at the address below with a cashier's check, money order, personal check or through your banking institution with the bill pay option.

Tinsley Real Estate Inc.  
711 Pendleton St.,  
Greenville, SC. 29601  
Phone is (864) 235-8911 (also a text line),  
FAX (864) 235-5454  
Email: [info@tinsleyrealestate.com](mailto:info@tinsleyrealestate.com)



5. Security deposit is two hundred (\$200) dollars. It may not be applied to the final month's rent. The security deposit is due upon acceptance as a resident of PSMHC and secures a site for the tenant. It is non-refundable.
6. Tenant of PSMHC or Power of Attorney of tenant agrees to give the owner(s) of PSMHC "right of first refusal" should the tenant or tenant's Power of Attorney decide to sell the home.
7. Tenant agrees by signing this lease agreement that they will list their house for sale with our in-house sales manager when they decide to sell.
8. Failure to comply with the **Rules and Regulations** set by Pebble Springs Manufactured Home Community may be grounds for eviction.
9. If a tenant is not in compliance with the **Rules and Regulations**, the tenant will be notified in writing and given 30 days to correct the problem. If after 30 days, the problem is not corrected, \$50.00 will be added to each successive month until brought into compliance.
10. PSMHC or its owner or its representative may not be held liable for any accidents or injuries, which may occur on the property.
11. Pebble Springs Management or Representative reserves the right to refuse tenancy to anyone, for whatever reason, they deem appropriate.

As a resident(s) of Pebble Springs Manufactured Home Community, I (we) have chosen to live in an attractive, clean, and safe environment. To help maintain that environment for myself and the other residents, I agree to abide by the Home Set-up Regulations, Rules and Regulations, and this Lease Agreement.

(Tenant's signature)	(Witness)	(Date)
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(Tenant's signature)	(Witness)	(Date)
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(Pebble Springs LLC Representative.)	(Witness)	(Date)
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This is an agreement between the tenants named above and Pebble Springs LLC.