

By Way Mobile Home Park

Renovation Contract- 3349 Anita

Date: September 14, 2015

This is an Agreement (the "Agreement") to rehabilitate and sell the mobile home located on **3349 Anita** (the "Home") at the By Way Mobile Home Park in Columbus, Ohio (the "Park"). The Agreement is between, By Way MHP, LLC- 2778 Innis Road, Columbus, OH, 43224 (the "Owner") and [REDACTED] Columbus, OH 43207 (the "Contractor").

Owner shall sell to Contractor the Home at a discounted price of \$501.00 in return for renovation services from the Contractor. Contractor shall make best efforts to repair the Home as quickly as possible. Upon the execution of this Agreement Contractor shall pay the Owner a nonrefundable down payment of \$500 towards the purchase of the Home.

Contractor agrees to work diligently to complete the required home renovations by no later than November 15, 2015 as follows:

1. The following work will be completed no later than Oct 15th 2015:
 - a. New vinyl skirting installed
 - b. Roof- seal coated (as needed).
 - c. All doors secured.
 - d. Repair or replace all broken and missing windows.
2. The following work will be completed no later than Nov 15th 2015:
 - a. Re-paint exterior of home, including trim. Paint colors to be pre-approved by manager or representative.
 - b. All exterior light fixtures repaired or replaced.
 - c. Steps, landings, decks repaired or replaced with materials approved by management.

All work will be regularly inspected by park manager or representative. Work will not be considered complete until approved by the manager or representative.

Repairs shall be done professionally, the following are some standards that apply:

1. Windows and roof are in good repair and do not leak.
2. Home skirting must be typical for a mobile home and undamaged.
3. Decks and stairs need to be in good repair and painted or stained as necessary.
4. Landscaping should be trash free, trees trimmed and lawn cut.
5. The home should be professionally painted with a good quality paint with proper primers used.

Contractor shall not leave any construction debris outdoors overnight during renovations. Contractor also agrees to make the exterior presentable during construction which means that they will remove any trash or debris from around the home.

On or about the 15th day of each month manager or representative will inspect the home and if the above work has been done. If the work per the schedule above is not completed, then the Owner, as Owner's sole discretion, shall have the right to consider this agreement in breach and cancel it.

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If Contractor completes the renovations in advance or per the schedule above, Owner agrees to transfer title* of the Home to Contractor for an additional \$1 and as part of said sale Contractor shall sign a one-year lease agreement and rules agreement in order to occupy 3349 Anita. The Home, once renovated may not be removed from the park by the Contractor. Contractor shall be responsible for any transfer and recording costs that Contractor deems appropriate.

* Contractor will cooperate with Owner to secure an abandoned title in the event prior title is not available.

Our signatures below acknowledge and accept all of the terms of this Agreement.



Owner- By Way MHP, LLC

09/14/15

Date

Date