

Rent and Late Fee Acknowledgement Form

Nelson's Outdoor Resort

I _____ (please print name) have agreed to pay \$ _____ in monthly rent to Nelsons RV Resort for Lot# _____. Tenant initials _____ and date _____.

I acknowledge that rent is due on the first day of each month, and I am given 4 additional days as a grace period to pay rent without penalty. See the chart below to calculate Late Fees if rent is received by management on the 6th day of the month or after.

Please be aware that late fees are applied first from your payment, then rent is applied. For example, if your monthly rent is \$450 and you pay management on the 10th day of the month, based upon the chart below, the total amount due is \$495.00. Management has the right to refuse any amount less than \$495, but if a receipt is written for a \$450 payment, FIRST, the \$45 late is paid and the balance of \$405 is applied to rent. At this point a 5-day notice of \$45 past due rent is due. Without discussing the issue with the management, an eviction will be filed. This will be an automatic forfeiture of security deposit and any monies due Nelsons upon your eviction, could result in a Judgment that will follow you for 12 years.

BEST SOLUTION, any financial issues, *always discuss with management PRIOR to monthly rent being due.* Without prior discussions with management, once the 1st passes, rent is due or vacate. Once a late fee is applied, it must be paid.

Day in Month	Late Fee Due		Day in Month	Late Fee Due
1	Rent Due		16	\$75.00
2	Grace Period		17	\$80.00
3	Grace Period		18	\$85.00
4	Grace Period		19	\$90.00
5	Grace Period		20	\$95.00
6	\$25.00		21	\$100.00
7	\$30.00		22	\$105.00
8	\$35.00		23	\$110.00
9	\$40.00		24	\$115.00
10	\$45.00		25	\$120.00
11	\$50.00		26	\$125.00
12	\$55.00		27	\$130.00
13	\$60.00		28	\$135.00
14	\$65.00		29	\$140.00
15	\$70.00		30	\$145.00
			31	\$150.00