

# PRE-RENTAL DISCLOSURE

## LAZY J RANCH , INC.

### 1. OWNER/MANAGER

Lazy J Ranch, Inc.  
450 Poleline Rd.  
Twin Falls, Id 83301  
(208) 733-2281

Linda S Wills  
450 Poleline Rd.  
Twin Falls, Id. 83301  
(208) 733-2281

### 2. GENERAL DISCRIPTION OF HOMES WHICH MAY BE BROUGHT INTO LAZY J RANCH, INC.

It is the current policy of the Lazy J Ranch, Inc. to only accept homes which meet the following criteria:

AGE: 10 YEARS OR LESS

MINIMUM SIZE: 840 SQ. FT. For single section homes and 1200 SQ.FT For double section homes unless approved by management

SKIRTING: Professional quality aluminum or vinyl, panels or pre-cast rock or brick. Access must be large enough for repairmen to enter easily. Please follow installation instructions provided at management office.

ROOF: Shingled

HEATING: Gas or Electric

GENERAL CONDITION: Excellent

Before placement in the community, park management must inspect all homes. All existing homes sold at their space at Lazy J Ranch must also be inspected by management and brought up to Lazy J guide lines. All homes must be in excellent condition. Any home that is being sold on its space must give management easy access to be able to repair, relocate or replace utilities. This could mean the moving of some accessories. The resident would also be responsible for the reconnection of the utility to the home.

SPACE DESCRIPTION;

SPACE NUMBER;

STREET ADDRESS;

450 Poleline Rd.

PROXIMATE SIZE;

5000 Sq. Ft

3. UTILITIES AND SERVICES INCLUDED IN RENT: Water, sewer, garbage pickup, lawn mowing with a commercial mower (does not include trim)

4. OTHER UTILITIE AND SERVICES AVAILABLE WITH IN THE PARK:  
Electricity, natural gas, and cable TV.

5. ZONING: At the present time, Lazy J. Ranch, Inc. is located in a C1 zone. The City of Twin Falls is the governmental entity having zoning jurisdiction over the community.

6. LAZY J RANCH, INC. is intended and operated as a community providing “housing for older persons” under the US Fair Housing Act. Those persons aged 55 or older are defined as “older persons”

7. PET: Lazy J Ranch allows one small indoor pet. The pet must be registered with Lazy J Ranch and meet all pet rules and regulations.

8. MOST RECENT RENT INCREASE; January 1, 2018  
AMOUNT: \$100.00 per month

**The undersigned hereby acknowledges receipt of the forgoing information before the execution of a rental agreement.**

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Applicants Signature

DATE