OLD ORCHARD VILLAGE / ATLANTIC VILLAGE

Date: _____

TO ALL BROKERS OR INDIVIDUALS INVOLVED IN THE SALE OR PURCHASE OF A MANUFACTURED HOME:

Enclosed are Instructions and Resident Application forms, along with copies of the Village Rules and Regulations about the resale of a Manufactured Home in the community.

Please review all materials carefully and follow the enclosed Instructions exactly. Then, return all forms marked "ORIGINAL" and date stamped via 1st Class mail to Old Orchard Village, P. O. Box W, Old Orchard Beach, ME 04064.

Be sure to include a copy(s) of the applicant's photo ID. Applications must be received and reviewed before the Village Manager schedules the required on-site meeting with prospective applicants.

A complete set of current Village Rules and Regulations will be provided to approved residents at no charge or $8.00 per copy to unapproved residents or non-residents.

Please send payments with your Village Rule Booklet request.

Note: All criteria outlined in the Village Rules and Regulations must exist prior to an in-village resale. For these instructions, see the Re-sale Instruction Sheet, Items #1 through #6 on page 2.

We do everything possible to expedite all paperwork promptly.

Thank you for choosing our community.

Regards,

Old Orchard Village and Atlantic Village
Management

OLD ORCHARD VILLAGE / ATLANTIC VILLAGE

ORIGINAL

RESALE INSTRUCTIONS

THE FOLLOWING ARE PROCEDURES THAT MUST BE FOLLOWED BY BROKERS—SELLERS—BUYERS PLANNING TO TRANSFER PROPERTY IN OLD ORCHARD VILLAGE, OLD ORCHARD BEACH, MAINE.

1) The present tenant (seller) or broker must notify in writing Old Orchard Village Office at P. O. Box W, Old Orchard Beach, ME 04064. This gives us thirty (30) days' notice prior to the date of the proposed sale and tell us whether the home is to be sold by the owner or broker and which broker.

2) After receipt of this notice, we will mail the Credit Application Entrance forms and Village Approval forms to the broker and/or seller. The proposed purchaser (proposed new tenant) must complete the forms marked "ORIGINAL" and return them to Old Orchard Village via first-class mail at P. O. Box W, Old Orchard Beach, ME 04064.

3) The **current undiscounted monthly rent** amount is **$**_____. The proposed purchaser must include with the above-referenced forms (step #2) an entrance service fee of two times the current undiscounted monthly rent in the amount of **$1,406 for Old Orchard Village and $1,396 for Atlantic Village**. This fee is necessary to offset the cost of paperwork, telephone calls, bookkeeping changes, administrative time, and credit and background checks and to make general improvements to the Village community for the benefit of the new resident. The fee also includes a $125.00 application fee.

4) Management will review and check Credit, debt-to-income ratio, landlord, and background checks, including any criminal history.

5) After satisfactorily completing Steps #1 through #4, the Village Owner or his representative will meet with the proposed purchaser to answer questions, review Village requirements, and complete the Safety and Aesthetics checklist.

6) If approved, the Management will send all signed Village Approvals to the newly approved resident(s).

THANK YOU FOR YOUR COOPERATION. WE LOOK FORWARD TO MEETING WITH YOU.

OLD ORCHARD VILLAGE / ATLANTIC VILLAGE

TO ALL REAL ESTATE BROKERS, MOBILE HOME BROKERS AND INDIVIDUAL HOMEOWNERS SELLING HOMES IN THE ABOVE MANUFACTURED HOME VILLAGE:

This is to notify you we plan to diligently and thoroughly check the credit of every proposed purchaser of a manufactured home in the above-manufactured home village.

Should we find any negative history in the credit report file that indicates to us that we will have a problem collecting rent, have a potential or recent bankruptcy, we will decline to accept the new tenancy.

In addition to the credit bureau, we will check district court records on all adult applicants to search for any evidence of previous landlord eviction and/or record of criminal activity.

Should we find district court records of criminal activity more serious than traffic violations and/or should we find court records of previous eviction from a previous tenancy, we will not approve the proposed buyer even though they may have bank approval or are purchasing the manufactured home outright.

In Summary, because the proposed buyers become our tenants, we will insist upon complete financial disclosure and disclosure of previous criminal history. In addition to good credit, the buyers must have sufficient income to pay all debt and expenses, including village rent.

The Old Orchard Village and Atlantic Village office will arrange a personal interview with the proposed buyer(s) prior to village acceptance-approval.

Ten (10) days may be required for the above.

OLD ORCHARD VILLAGE / ATLANTIC VILLAGE

RESALE INSTRUCTIONS

All criteria outlined in the Village Rules & Regulations must exist before sale of a home located in the Village, including the following Safety and Aesthetic Standards:

1. A licensed Master Electrician must certify in writing to the community management that two (2) hard-wired smoke detectors that meet UL code have been hard-wired into the seller's manufactured home. REF 2-2.1

2. A licensed Master Electrician must certify in writing to the community management that the wiring from the seller's manufactured home to the community electric power panel source is wired in compliance with the national and city electric code, including protective PVC conduit where required. REF 2-2.2

3. After inspection, a licensed Master Electrician must notify the community management in writing regarding the wire content (aluminum or copper) in the home. Further, any outside receptacle must have a GFI circuit breaker installed. REF 2-2.3

4. The entrance steps to the home must have proper handrails and must be in good condition with no rotting wood. The vertical vinyl skirting around the exterior of the steps must prevent debris and animals from entering. REF 2-2.4

5. The vertical vinyl skirting must totally enclose the home, be properly ventilated, and have no holes or gaps so that animals, leaves, or debris cannot enter. REF 2-2.5

6. Heat tape – Heat cable must be Frost-Tex, UL listed, or an equal quality heat tape or cable installed, insulated, and working properly at the time of sale. REF 2-2.6

7. At the time of resale by an existing resident and prior to buyers closing, the oil tank and its components must be inspected by a State-Certified Burner Technician who will provide a statement to Old Orchard and Atlantic Village Management stating that the tank and fuel delivery system meet current State Fuel Board Requirements, including oil supply lines in conduit. REF 2-2.7

8. The stockade fence around the oil tank must be a maximum of 48" high and installed to community standards to prevent children from playing on or about the tank. Stockade fencing on the front of the home to cover the hitch must be installed to community standards and must be tight and secure to prevent animals and/or children from getting onto the hitch. REF 2-2.7

9. Propane tank installation shall be to the rear of the home, to comply with current code safety standards. REF 2-2.9

10. The entrance deck attached to the home must be a minimum size of 4' x 4' with no rotted wood and have white vertical vinyl skirting around the deck's exterior and steps to prevent the entrance of debris and animals. The steps must be constructed to be substantial, safe, and without rotted wood. REF 2-2.10

11. Any home to be re-sold shall meet the current H.U.D. Manufactured Home Industry Safety Code and Aesthetic Appearance Standards, including but not limited to mechanical systems, electrical systems, and structural components, including exterior horizontal vinyl siding. REF 2-2.11

12. The Village Management, at its option, may hire a third-party Manufactured Home Inspector to determine whether the home meets current Industry Standards and Code. REF 5-5.12

OLD ORCHARD VILLAGE / ATLANTIC VILLAGE

INSURANCE:

RESALE OF EXISTING HOMES IN PLACE IN THE VILLAGE

When the Village Management provides a written acceptance to a new homeowner... the new homeowner must provide to the Village Management, on move-in day or no more than five (5) days later, a certificate of liability and property insurance in the mail from an insurance agent.

The insurance certificate must be renewed annually, and the homeowner or the insurance agent must automatically provide the village with a Certificate of insurance on each anniversary.

The new resident agrees to carry sufficient liability insurance (especially for dog owners) and property insurance to protect themselves and to hold the Village harmless from acts of God, including but not limited to storm damage, tree damage, and snow damage.

OLD ORCHARD VILLAGE / ATLANTIC VILLAGE

DOG POLICY MEMO

Old Orchard and Atlantic will approve one (1) inside house-type dog per home upon initial entrance into the Community in an effort to accommodate applicants who have had a long term, house-type dog companion per the criteria set forth in the Rules section 15 paragraph 15.1 page 24.

The Entrance Application must list your dog's breed, size and/or weight and coloring. License information and a veterinarian's inoculation certification along with the spayed or neuter certificate must be included with your Village Application. In addition, a photo of the dog must be included.

After the initial Application Approval has been granted, no new dog or replacement dog will be allowed into the Community except as referenced in the Village Rules and Regulations, Section 15, Page 24-25.

Under no circumstances will aggressive dogs, dog houses, dog kennel—pens, and dogs chained or tied outside be allowed. Dangerous breeds of animals, such as pit bulls, Dobermans, chows, rottweilers, and wolf breeds, are not allowed in the community. Dog barking that annoys other residents will NOT be tolerated (refer to Village Rules).

Dogs may be walked on a leash in the yard area around your home or around the Community. The dog owner will clean up messes as they occur and dispose of them properly.

Please read the Pet Section of the rules carefully when considering whether or not to bring your dog with you into the Community.

Note: Only long-term house-type dog companions will be considered.

FOR SALE SIGN GUIDELINES:

A for-sale sign may be placed in the window inside the home. Its size is limited to 20 x 20 inches. No yard signs or outside display signs are permitted.

The for-sale sign should be placed in the home after we receive the 30-day notice of sale.

OLD ORCHARD VILLAGE / ATLANTIC VILLAGE

ENTRANCE APPLICATION
(PLEASE PRINT CLEARLY)

ORIGINAL

Proposed Lot Number Residence _____Street_____

Total Number of Persons in Household to be registered as Tenants: _____
(No additional persons may be added unless by Written Consent of the Village Owner.)

APPLICANT'S INFORMATION
*Full Name (Include MI and Jr., Sr., etc.) _____
Date of Birth _____Tel. #_____ Social Security#_____

Present Employer_____ Tel. #_____
Address _____State_____ Zip _____
Employed since: _____Salary: _____ Weekly/Monthly _____

OTHERS TO OCCUPY THE HOUSEHOLD:

Name	Social Security # (age 18+)	Date of Birth	Relationship	Phone Number

Present Employer_____ Tel. #_____
Address _____State_____ Zip _____
Employed since: _____Salary: _____ Weekly/Monthly _____

Other Income: Source_____

ADDRESS INFORMATION:
Current Address _____
City _____State _____Zip_____

Mailing Address _____
City _____State _____Zip_____
Moved-in Date _____Rent Amount $_____ Week/Month _____

LANDLORD INFORMATION:
#1 Current Landlord_____ Tel. #_____
Reason for Moving _____

#2 Previous Landlord_____ Tel. #_____
Moved-in Date _____ Moved- out Date_____ Rent Amount $_____
Reason for Moving _____Rental Address: _____

#3 Previous Landlord_____ Tel. #_____
Moved-in Date _____ Moved- out Date_____ Rent Amount $_____
Reason for Moving _____Rental Address: _____

OLD ORCHARD VILLAGE / ATLANTIC VILLAGE

ORIGINAL

ENTRANCE APPLICATION
Page 2 of 2

Non-relative reference not living with you (other than listed on page 1):

Name_____ Address_____ Tel. #_____

Will there be a pet? (Y or N) _____ Type_____ (See Pet Policy)

Automobile (s) Make/Model, Year, Color, License Plate Number:

1._____

2._____

APPLICANT (s)-
Have you ever filed for bankruptcy? _____ Had a judgment against you? _____
ALL ADULT HOUSEHOLD MEMBERS-
Have you ever been convicted of a crime? _____ If so, explain_____
Have you ever been evicted by a landlord? _____ If so, explain_____
Are you required to register as a sex offender? _____ Name _____

Seller's Home:
Make _____ Model _____No. Bdrms. _____ Size_____

Year_____ Serial No._____ Seller's Name_____

Bank Making Loan_____

Address: _____

I (we) authorize the Old Orchard and Atlantic Village Management to obtain any and all information as they deem necessary in processing this application including but not limited to credit reports, background checks, employment verifications, rental history and income –debt verification. I (we) understand that a processing administration fee will be charged should the application be declined by the management or not pursued by the applicant.

NOTE: PHOTO ID REQUIRED AT TIME OF APPLICATION AND MUST BE INCLUDED WITH THE APPLICATION

Applicant's Legal Signature: _____Date_____

Signatures of proposed residents (applicants) 18 years or older:

_____ _____

NOTE: False information listed by proposed tenants will be considered an effort to defraud and will violate the tenancy and be grounds for denial of this application and/or eviction.

WARNING: Do not proceed to purchase until Village Management provides to you the necessary acceptance letter and Village Rules and Regulations prior to signing any agreement.

ORIGINAL

MHC Form: Credit and Background Check Authorization and

Applicant Authorization and consent for release of information

By signature below, I authorize Town West MHC to obtain a background and credit report. The undersigned represents and warrants that the following information is true and correct, management of Town West MHC has permission to verify any and all information offered on this application.

Applicants Full Name: _____

Former Name: _____ **Date**

of Birth: _____ **Social Security Number:** _____ **Drivers**

License Number and State: _____ **Current**

Address: _____

Co-Applicants Information

Co-Applicants Full Name: _____

Former Name: _____ **Date**

of Birth: _____ **Social Security Number:** _____ **Drivers**

License Number and State: _____ **Current**

Address: _____

Applicants Signature: _____ **Date:** _____

Co-Applicants Signature: _____ **Date:** _____

ORIGINAL

SAFETY AND AESTHETIC STANDARDS CHECKLIST
MUST EXIST PRIOR TO IN-VILLAGE SALE

LOCATION_____DATE_____

ELECTRICIAL CERTIFICATION_____

DECK STEPS AND HANDRAILS_____

SKIRTING_____

HEAT-CABLE_____

OIL TANK CERTIFICATION_____

OIL TANK AND HITCH COVERS_____

PROPANE TANK_____

AXLE CERTIFICATION_____

STRUCTURAL COMPONENT AND AETHETIC APPEARANCE_____

_____

YARD CARE_____

SHED BUILDING (IF APPLICABLE) _____

OTHER_____

ADDITIONAL AGREEMENT BETWEEN THE BUYER(S) NEW RESIDENTS AS A CONDITION OF TENANCY AND VILLAGE APPROVAL:

_____

_____

TO BE SIGNED AT THE SITE MEETING DATE_____

BUYERS AND APPROVED APPLICANTS: MANAGEMENT:

_____ _____

_____ _____

OLD ORCHARD VILLAGE / ATLANTIC VILLAGE

ORIGINAL

DEBT TO INCOME WORKSHEET

NAME: _____TELEPHONE: _____

	DEBT PAYMENT / MONTH
Estimated new mortgage payment (per month)	_____
Real estate taxes (per month)	_____
Fire and Liability insurance on new home (per month)	_____
Village lot rental fee (per month)	_____
Car payment (per month)	_____
VISA/MasterCard/other (per month)	_____
Child support payment	_____
Other	_____
TOTAL MONTHLY DEBT	_____

==========

USE GROSS INCOME BEFORE ANY TAX WITHHOLDING FOR FIGURES BELOW:

INCOME: 4.3 Weeks in one month

	INCOME PER MONTH
Gross Income – Applicant #1 (per month)	_____
Bonus and /or part-time work	_____
Gross Income – Applicant #2 (per month)	_____
Bonus and /or part-time work	_____
TOTAL GROSS INCOME (PER MONTH)	_____

OLD ORCHARD VILLAGE / ATLANTIC VILLAGE

ORIGINAL

OIL TANK AND FUEL SYSTEM CERTIFICATION FORM

THE OIL TANK AND ITS COMPONENTS AT

ADDRESS_____

HAVE BEEN INSPECTED BY STATE CERTIFIED BURNER TECHNICIAN

NAME _____

LICENSE NUMBER _____

COMPANY NAME _____

THE OIL TANK AND FUEL DELIVERY SYSTEM

_____ MEETS

_____ DOES NOT MEET

CURRENT STATE, CITY, AND VILLAGE OIL TANK REGULATIONS

(SEE SAFETY STANDARDS CHECK LIST ITEMS #7 AND #8) INCLUDING PRE-SLEEVED OR CONDUIT OIL LINES AS OF: _____

REPAIRS NEEDED:

_____

_____

_____

_____

OLD ORCHARD VILLAGE / ATLANTIC VILLAGE

ORIGINAL

ELECTRICAL SYSTEM CERTIFICATION FORM

The electrical system at

Address_____

Have been inspected by a State Certified Master Electrician

Name _____

License Number _____

Company Name _____

The electrical system

_____ MEETS

_____ DOES NOT MEET

Current National, State, City, and Community regulations

(See Safety Standards checklist Items #1, #2 and #3) as of: _____

Repairs Needed:

_____

_____

_____

_____

OLD ORCHARD VILLAGE / ATLANTIC VILLAGE

THE OLD ORCHARD VILLAGE AND ATLANTIC VILLAGE MANAGEMENT PAYS FOR ALL THE FOLLOWING OPERATING EXPENSES AND SERVICES.

ALL NECESSARY SERVICES BELOW HAVE INCREASED IN 2024 AND 2025

- MUNICIPAL WATER
- REAL ESTATE TAXES PAID BY THE VILLAGE ON EACH HOME LOT
- VILLAGE SEWER PIPE SYSTEM REPAIR
- PUMP STATION MAINTENANCE
- SEWER PUMP REPLACEMENT
- MAINE BUSINESS TAXES
- HOUSEHOLD TRASH CONTRACTOR PICK-UP
- ROAD SWEEPING
- POST LAMP REPAIRS
- STREET LIGHTING
- HOT TOP ROAD REPAIR AND PAVING
- HEAVY CONSTRUCTION EQUIPMENT REPAIR
- OUTSIDE CONTRACTORS, TRUCKS, AND LABOR
- TRUCKS' PERMIT TAXES
- LABOR WAGES & MANDATED BENEFITS
- HEALTH INSURANCE
- OFFICE ADMINISTRATION
- WATER MAINS AND WATER PIPE REPLACEMENT AND REPAIR
- SNOW PLOW SUB-CONTRACTORS
- SALT, SAND, GRAVEL & SALT TRUCK
- SNOWPLOWING TRUCKS & SNOW LOADER
- HOUSEHOLD TRASH DISPOSAL COST AND TRUCKING
- LIABILITY INSURANCE ON TRUCKS & EQUIPMENT
- LIABILITY INSURANCE ON VILLAGE
- WASH-OUT & STORM DAMAGE EXTRA COST
- VANDALISM REPAIR
- LOAM AND RESEEDING
- REGULAR PICK-UP OF BOTTLES AND PAPER DEBRIS
- DEBRIS DUMP COST
- TOWN PERMIT FEES
- STATE INSPECTION AND LICENSE FEES

MANY COMMUNITIES METER THE WATER USAGE AND CHARGE ADDITIONAL SEPARATE MONTHLY FEES FOR WATER, SEWER, AND TRASH. EVERYTHING ABOVE IS INCLUDED IN YOUR MONTHLY FEE.

**INDIVIDUAL HOMEOWNERS WILL BE ASSESSED BY THE TOWN AND TAXED ON THEIR INDIVIDUAL HOMES FOR PERSONAL PROPERTY TAXES. REAL ESTATE TAXES ON EACH HOME LOT ARE PAID BY VILLAGE MANAGEMENT. THESE TAXES MAKE A HUGE CONTRIBUTION TO THE TOWN OF OLD ORCHARD BEACH.

HEAT TAPE—HEAT CABLE

OLD-STYLE TAPES ARE OFTEN DEFECTIVE, BROKEN, OR JUST DON'T WORK.

CHECK YOUR HEAT TAPE—HEAT CABLES NOW. TO BE SURE THAT IT IS WORKING PROPERLY AND IS A UL-TESTED PRODUCT. IF IN DOUBT, HIRE A QUALIFIED PROFESSIONAL TO ENSURE YOUR PIPES ARE PROPERLY PROTECTED FOR COLD WEATHER.

WATER

MUNICIPAL WATER COSTS INCREASE EVERY YEAR. PLEASE HAVE LEAKY TOILETS AND LEAKY FAUCETS FIXED QUICKLY BY A QUALIFIED PLUMBER.

DO NOT, UNDER ANY CIRCUMSTANCES, LET WATER RUN WITH THE INTENTION OF PREVENTING PIPES FROM FREEZING; THIS WASTED WATER IS NOT ONLY EXPENSIVE, BUT THE SEWER PIPE UNDER YOUR HOME WILL FREEZE SOLID. THAT MEANS NO TOILET OR BATH FACILITIES.

WATER FOUND TO BE WASTED WILL BE BILLED TO THE HOMEOWNER AT THE CURRENT MUNICIPAL RATE.

SEWER

OLD ORCHARD VILLAGE AND ATLANTIC VILLAGE ARE ON PUBLIC SEWER---HOWEVER, THE VILLAGE MANAGEMENT DOES MAINTAIN ALL THE SEWER PIPES AND SEWER PUMPS IN THE DEVELOPMENT.

ONLY HUMAN WASTE AND WASH WATER SHOULD BE FOUND IN THE SEWER SYSTEM

PLEASE PUT ANY GREASE, FOOD PARTICLES, OR ANY TRASH THAT CAN CONTAMINATE THE PIPES INTO THE TRASH FOR WEEKLY PICK-UP.

Old Orchard Village & Atlantic Village

Intent to Sell

Date:

Dear _____,

Please accept this letter as our/my notice of intention to sell our/my manufactured home "AS IS/WHERE IS" in your park at:

_____.

We/I have also selected _____, to act as our/my selling agent. Please furnish them with your present rules, fee schedules and buyers entry process, plus any other information relating to a resale.

Thank you,

Signed: _____

Point of contact will be _____, agent for

_____.

Address: _____.

Phone: _____.

Old Orchard Beach MAINE

TOWN INFORMATION SHEET

Chapter 34, Article IV Mobile Home Park Rent Stabilization Ordinance

On November 5, 2024, voters approved the citizens petition ordinance entitled the Mobile Home Park Rent Stabilization Ordinance. The summary below is an overview of the Ordinance and responses to commonly asked questions. It is not an exhaustive summary of the Ordinance and is not a substitute for the Ordinance. It also is not legal advice. Before taking any action based on the Ordinance, or in regard to your rights, you are urged to review the entire Ordinance and seek legal advice.

Commonly asked questions about the Ordinance

What does the Ordinance do?
The purpose of the ordinance is to stabilize mobile home space rents by preventing excessive and unreasonable rent increases, and to assure that Mobile Home Park Owners (the "park owners") receive a fair and reasonable return on their investment. See Section 34-290(A).

Who will inform me of rent increases?
The park owner is required to provide 90-day notice before any rent increase takes effect. See Section 34-297(F).

What mobile home spaces are covered by the Ordinance?
All mobile home spaces are covered by the Ordinance unless an exemption applies by action of the Ordinance. See Section. 34-293 – Exemptions).

How is base rent determined for spaces subject to the Ordinance?
Your base rent is the amount of your rent in effect for that space on June 1, 2024, plus any increase that is authorized under the provisions of the Ordinance, unless an exemption applies. If a space was not occupied on June 1, 2024, the base rent for that space is the highest space rent charged by the park owners for a comparable space in the park on June 1, 2024, plus any increase authorized under the provisions of this Ordinance. See Section 34-294.

How often can rent be increased for spaces subject to the Ordinance?
Rents may be increased once every twelve months on the anniversary date of the last rent increase, which was June 1, 2024. See Sections 34-296 and 34-297.

Can the rent be increased when the space is vacant for spaces subject to the Ordinance?
Rent for a vacant space may be increased by 15%. See Section 34-295.

What happens if the park owner wants to increase my rent by an amount higher than that permitted by the Ordinance?
The procedure for the park owner to increase rents beyond the amount permitted in the Ordinance is described in Sections 34-297, 34-298 and 34-299. First, along with the notice of increase, the park owner must provide the information required by Section 34-298(B), including documentation supporting the proposed increase. The park owner must then attempt to resolve the issue informally with the homeowner. If that is not successful, the park owner must file with the Administrator two copies of the notice and the documentation supporting the increase. Any homeowner who is presented with a notice of increase higher than the increase permitted by the Ordinance may file a petition for review with the Administrator.

Who hears disputes regarding the Ordinance?
The procedure for resolving disputes, including a park owner's challenge to the amount of base rent, and a resident's challenge to a rent increase beyond that which is permitted by the Ordinance, is described in Section 34-299. Ultimately, disputes are resolved by an arbitrator, whose decision is final and binding on the parties, subject to the provisions in 10 M.R.S. § 9097.

Will I be charged any fees for administration of the Ordinance?
The Ordinance authorizes the Town Council to adopt a fee for administration of the Ordinance chargeable against each mobile home space in the Town subject to the Ordinance. At this time the Town is developing the administrative fee. See Section 34-308.

What if I believe the Park Owner is retaliating against me for exercising my rights under the Ordinance?
The Ordinance prohibits retaliation against a homeowner, homeowner's representative, or a prospective homeowner for assertion or exercise of rights under the Ordinance. See Section 34-307.

What are the penalties for violations of the Ordinance?
If a park owner demands or receives rent in excess of that which is permitted under the Ordinance, a homeowner may file a civil suit against the park owner. See Section 34-309.

I have questions concerning the Ordinance, who do I contact?
If your questions have not been answered by the park owner, your next point of contact is the Administrator of the Town's Mobile Home Space Rent Stabilization Program. If you have any specific questions about your circumstances, the Town recommends contacting an attorney for legal advice.

Who is the Administrator?
Rick Haskell, Director of Code Enforcement or his designee
Town of Old Orchard Beach
1 Portland Ave, Old Orchard Beach, ME 04064
207.937.5615
rhaskell@oobmaine.com