

DATE: _____

TO: _____
Name of Landlord/Seller

RE: Rent-to-Own Law

Dear _____,
Name of Landlord/Seller

I am writing to make you aware of Vermont law on Rent-to-Own agreements (**9 V.S.A. Section 2602**), in effect since September 1, 2010, which says that until I own my mobile home you are responsible for all repairs and maintenance.

A Rent-to-Own agreement is defined as any agreement where someone makes payments for the right to use a mobile home over a period of time and has the option, or is required, to become the owner of the mobile home for little or no extra cost. In a Rent-to-Own agreement, a valid transfer of ownership occurs only if there is 1) a written contract in accordance with 9 V.S.A, Chapter 59, and 2) a Mobile Home Uniform Bill of Sale is completed, executed and filed with the town. Until both of these conditions are met, the agreement is considered a lease and the 'buyer' is considered to be renting the home.

Because these conditions have not been met, I am a renter and you are a landlord under Vermont law, and you are responsible for maintaining the home according to landlord-tenant law (9 V.S.A. Chapter 137).

Currently, the following problem(s) need attention:

If these problems are not addressed by _____(date), I may call our town health officer or code enforcement official, deduct the cost of repair from my rent, or withhold rent in the case of major health and safety violations.

Sincerely, _____
Signature

Printed Name

Address