

(5) A RESIDENT WHO HAS BEEN OFFERED A 1-YEAR RENTAL AGREEMENT UNDER THIS SECTION, AND WHO HAS SELECTED A MONTH-TO-MONTH TERM AND HAS NOT REQUESTED A 1-YEAR RENTAL AGREEMENT UNDER THIS SECTION, IS NOT ENTITLED TO A 1-YEAR RENTAL AGREEMENT AFTER A NOTICE TO TERMINATE IS DELIVERED BY CERTIFIED MAIL TO THE RESIDENT BY THE PARK OWNER.

(d) If any rental agreement contains a provision calling for an automatic renewal of the lease term unless prior notice is given by the party or parties seeking to terminate the rental agreement, that provision shall be distinctly set apart from any other provision of the rental agreement and provide a space for the written acknowledgment of the resident's agreement to the automatic renewal provision. Such provision not specifically accompanied by either the resident's initials, signature, or witnessed mark is unenforceable by the park owner.

(e) A rental agreement may not contain:

(1) A provision whereby the resident authorizes any person to confess judgment on a claim arising out of the rental agreement.

(2) A provision whereby the resident agrees to waive or to forego any right or remedy provided by applicable law.

(3) Any provision whereby the resident waives his right to a jury trial.

(4) Any provision authorizing the park owner to take possession of the leased premises, or the resident's personal property therein unless the rental agreement has been terminated by action of the parties or by operation of law, and such personal property has been abandoned by the mobile home resident without the benefit of formal legal process.

(F) ANY RENTAL AGREEMENT OFFERED UNDER THIS SECTION SHALL CONTAIN THE SAME TERMS, INCLUDING RENT, FEES, AND CONDITIONS, AS A RENTAL AGREEMENT OFFERED TO A RESIDENT OR PROSPECTIVE RESIDENT ON A MONTH-TO-MONTH TERM.

8A-402.

(A) An entrance or exit fee is prohibited.

~~(B) (1) A FEE FOR AN INSPECTION OF A MOBILE HOME MAY BE CHARGED ONLY AS PROVIDED IN THIS SUBSECTION.~~

~~(2) A PARK OWNER MAY CHARGE A FEE NOT EXCEEDING \$25 TO CONDUCT AN INSPECTION OF A MOBILE HOME IN CONNECTION WITH THE SALE OF THE MOBILE HOME UNDER SUBTITLE 6 OF THIS TITLE.~~

~~(3) A FEE FOR INSPECTION OF ANY MOBILE HOME MAY NOT BE CHARGED MORE THAN ONE TIME WITHIN ANY 12 MONTH PERIOD A FEE MAY NOT BE CHARGED:~~