

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.

(G) (1) WITHIN 30 DAYS AFTER OBTAINING OWNERSHIP OF A MOBILE HOME, A RESIDENT AS DEFINED UNDER § 8A-101(J)(2) OF THIS TITLE SHALL:

(I) OFFER THE MOBILE HOME FOR SALE;

(II) APPLY TO THE PARK OWNER TO ENTER INTO A RENTAL AGREEMENT; OR

(III) TAKE REASONABLE STEPS TO REMOVE THE MOBILE HOME FROM THE PARK.

(2) A PARK OWNER MAY NOT UNREASONABLY DENY AN APPLICATION SUBMITTED UNDER PARAGRAPH (1)(II) OF THIS SUBSECTION.

(3) NOTWITHSTANDING ANY OTHER PROVISION OF LAW, A RESIDENT AS DEFINED UNDER § 8A-101(J)(2) OF THIS TITLE SHALL REMOVE THE RESIDENT'S MOBILE HOME FROM THE PARK:

(I) IF SETTLEMENT ON A SALE OFFERED UNDER PARAGRAPH (1)(I) OF THIS SUBSECTION HAS NOT OCCURRED WITHIN 1 YEAR OF THE RESIDENT'S OBTAINING OWNERSHIP; OR

(II) WITHIN 6 MONTHS AFTER AN APPLICATION SUBMITTED UNDER PARAGRAPH (1)(II) OF THIS SUBSECTION IS DENIED.