

Keyword Manor Mobile Home Park – Alfred and Lyman, ME 04002
Park Owner – BoaVida Group – Sacramento, CA

I purchased my mobile home at Keyword Manor in 2015. I am currently 82 years old and my income consists of social security and I continue to work parttime to supplement social security. I bought this home to be my "until death do us part" home, but now that seems like I may not be able to have it be my last home!!

Keyword Manor has 272 mobile homes and is a 55 and over park. Some of the homes are close to 40 years old, some are as new as 1 year old. We have a clubhouse that was built in the early 2000's by the individual who owned the park before the Corporations bought us, no assessment was made to the residents to build the clubhouse.

Monthly lot rents at Keyword Manor range between \$557 to \$675 per month depending on what section you live in or when you moved in. In addition to our lot rent we are responsible for maintaining the exterior and interior of our homes, maintaining our yards, summer and winter (mowing, snow blowing and shoveling) trash removal, insurance on our homes and we pay taxes on our homes to the Town of Alfred or Lyman. Alfred did a reassessment in 2024 and my R.E. taxes went from \$1,235.63 to \$1,689.04. Below shows you how my rent has increased since I moved here in 2015. Prior to BoaVida purchasing us the rent increase never exceeded more than \$15 or 5.172% - since BoaVida purchased us my rent has increased by a low of \$35 to a high of \$60 per month, 7.737% to 13.129%. During those years our SS COLA increase has been a low of 0.0 to a high of 8.7(during COVID), normal years the COLA increase has been between 2 to 3% on average.

Year	Rent	Amt of Increase	% of Increase	SS COLA Increase
2015	\$ 290			0.0
2016	\$ 305	\$ 15	5.172%	0.3
2017	\$ 320	\$ 15	4.918%	2.0
2018	-	\$ -		2.8
2019	\$ 330	\$ 10	3.125%	1.6
2020	\$ 345	\$ 15	4.545%	1.3
2021	\$ 380	\$ 35	10.145%	5.9
2022	\$ 415	\$ 35	9.211%	8.7
2023	\$ 457	\$ 42	10.120%	3.2
2024	\$ 517	\$ 60	13.129%	2.5
2025	\$ 557	\$ 40	7.737%	

BoaVida owns over 250 parks in the US and is the 5th largest owner of mobile home parks in the country. They offer investment funds each year on the parks they buy and are offering their investors a 14%IRR.

Since purchasing our park in 2021 BoaVida has purchased at least 7 other parks in Maine and 2 or 3 in NH and 1 in MA.

Lot rent to BoaVida includes the following –

- Clubhouse
- Maintenance of the roads
- Maintenance of the common areas
- Well Water
- Septic Cleaning every three years

Prior to BoaVida purchasing us in late 2021 we had –

- 2 fulltime office personnel
- 2 fulltime maintenance people
- Snow removal and landscape maintenance of the common areas was done by professional outside contractors
- We had a recycling bin
- Yearly inspections of backflow valves on irrigations systems were required and paid for by the park
- There were no limits on water usage, unless severe drought was happening
- We could pay our rent in person or mail by check, money order

Changes Since BoaVida purchased us –

- They took away the recycling bin
- There is one person in the office
- There is one maintenance person and they come and go rapidly
- The common area landscaping and snow removal is no longer done by professional outside contractors. The maintenance man does these tasks with equipment that is not up to the tasks
- There are restrictions from May thru October on when and how long you can use your irrigation or water your outside plants, etc.
- You can no longer wash your car in your yard
- We are constantly reminded not to waste water when we do our laundry, brush our teeth, etc.
- Residents now must reimburse BoaVida for the yearly inspections of the backflow valves and you can only use their vendor that they schedule to do this
- We no longer can use the full kitchen in the clubhouse when we have activities
- We no longer can use the gas fireplace in the clubhouse
- We are now required to pay our rent thru an online app – a lot of residents here are quite elderly and don't have computer skills or smart phones and this has put them in an uncomfortable situation.

There is so much more I could write but the honest truth is that if the legislators in Maine do nothing then there is a good chance that a lot of us that own homes in mobile home parks will be displaced. The out of state corporations that have taken over the ownership of mobile home parks, have one goal in mind when they buy these parks – reduce costs and escalate the rent and fees to as high as they want. We, the residents, are held hostage to these corporations. Yes, we are renters of the lots, but we own our homes and can't walk away from them like we could if we were renting an apartment. If we can't pay the rent they will evict us and own our homes. These increased lot rents are also preventing us from selling our homes because buyers will not pay the out-of-control rents. If you put a home up for sale in Keywood prior to the last several months it would sell very quickly, now the homes are lingering on the market for 200+ days and potential buyers are walking away from a purchase because they are concerned about how high the lot rents and fees will go, or they are not able to secure a mortgage because the banks would approve them.

Sincerely,
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