

Lou Semon
Wells
LD 1723

Good morning, Legislators,

My name is Lou Semon and my wife Jane and I bought a home in Blueberry Ridge Mobile Home park in 2004. Life under the first 2 owners, Norman Bangs and Walter Raudonis, was good as the rent was reasonable. And the homeowners, as a result, were happy. The homeowners owned just their homes and the park owners owned the land around the homes and under them. Renting the land to the homeowners. Then in June, 2021, the park was sold to Philips International. The rent at the time was \$360 a month. In July, one month later, we're told that the rent would be going up the following month on August 1 2021, to \$395, a 9.72 percentage raise in rent (\$35).

Then again a year later we were told the rent would be going up again on August 1, 2022, from \$395 to \$430, a 8.86% raise (\$35).

Then again we were told that on August 1, 2023 would go up yet again from \$430 to \$475 a month, a 10.465 % raise (\$45).

Then again we were told that on August 1, 2024 the rent would go up yet again from \$475 to \$550, a 15.79% raise (\$75).

If you called Philips to question them on the rent they would either talk around it or ignore you altogether. Others in the park are afraid to call, thinking they may go up a second time in a year on their rent. Time is of the essence. If they went up \$75 a month the last time, what will next August 1 be like? \$100 or more? Probably.

I am 82 years old and my wife is 77 years old. We are retired, as most of the other homeowners in the park. It has become difficult in Maine to own your own home and yet not own the land underneath. They have also made it difficult to sell because they have gone up in the monthly rent to \$800 for anyone new coming in. Greedy corrupt land owners have you over a barrel. Please pass LD 1723. 10% over 4 years is fair. This is senior abuse.

Sincerely,
Lou and Jane Semon