

**OFFER INSTRUCTIONS for 718 Sycamore AVE. Space #21**

If contingent on financing, then the Lender **MUST** be able to lend on a Manufactured Home in a space rent park (Chattel loan). Ask the Listing Agent if you need a referral.

***Here are suggestions for writing the strongest offer:***

- Please shorten all contingency periods to shortest reasonable time frames
- NHD report to be provided by Seller's Choice OR Snap NHD
- Escrow Holder to Chicago Title / Janet Lindsley
- There is NO Owner's Title / Title company as this is leased land
- RPA 3Q5 & 3Q6 – Please do not mark as a Seller responsibility

**Please submit the offer with a Manufactured Or Mobile Home Purchase Addendum (C.A.R. Form MH-PA) fully completed as follows:**

***Par 1. TYPE OF MANUFACTURED HOME:***

This is a Manufactured Home On Leased Or Rented Land, so check paragraph 1.A.(1) Space #21, Park Name: Grandview Terrace, 718 Sycamore Ave., Vista, CA. 92083, County: San Diego

***Par. 2. ADDITIONAL DESCRIPTION:***

Manufacturer's Name: Starliner Model:  
Date of Manufacture:      Date of First Sale: 08/18/1971  
Property is: (check box) Annual Registration and in Lieu Tax  
Approximate Width: 20' Approximate Length: 41'  
Decal #: AAA3555  
Serial #s: S0537X, S0537U  
HCD #s: A460920, A46019

***Par. 6. Additional Allocation of Costs:***

It is customary for A. to be Seller's Cost and B. to be N/A

**Seller's Name:** Phong Dang and Hang Nguyen

***Seller's Agency Info:***

Seller's Brokerage Firm: Leah Cole Realty, Lic #: 02321965  
Seller's Agent: Colleen Cole DRE #01195090  
Address: 240 S. Rancho Santa Fe Rd. Ste. 109, San Marcos, CA 92078  
Phone #: (760) 504.1983  
Email: [colleensellsnc@gmail.com](mailto:colleensellsnc@gmail.com)

\*Buyer(s) must qualify with the park – contact the park for an application or with questions. The space rent is approx. \$1450.00/mo + utilities. Please confirm with the park management. The home must be owner occupied – no rentals allowed.

\* This is a 55+ park, but the 2<sup>nd</sup> resident can be 35+. Park rules indicate that 2 small pets are allowed with prior approval by park management.

If you have specific questions about the park rules or application process, you can reach the park at 760.727.1830