

OFFER INSTRUCTIONS for 2280 E Valey Pkwy. #4

Lender **MUST** be able to lend on a Manufactured Home in a space rent park (Chattel loan). Ask 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 be any of the following:
Chicago Title / Janet Lindsley -OR- Ticor Title / Maria Simmons
- 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 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 #: 4, Park Name: Town & Country, Park Address: 2280 E Valley Pkwy., Escondido, CA 92027, County: San Diego

Par. 2. ADDITIONAL DESCRIPTION:

Manufacturer's Name: Silvercrest

Model: CG-3139

Date of Manufacture: 12/07/1998

Date of First Sale:

Property is: Property Tax Rolls (check box)

Approximate Width: 24'

Approximate Length: 56' / 57.6'

Decal #:

Serial #s: 17613350AP, 17613350BP

HCD #s: HWC271751, HWC271752

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: William & Theresa Milligan

Seller's Agency Info:

Seller's Brokerage Firm: Leah Cole Realty, Lic #: 02321965

Seller's Agent: Leah Cole, Lic #: 01505337

Address: 240 S. Rancho Santa Fe Rd. Ste. 109, San Marcos, CA 92078

Telephone: (760) 420-7531

Fax: (760)598-8018

Email: LeahColeRE1@gmail.com

- Buyer(s) must qualify with the park – min income: \$2,235 & min credit: 650 FICO. Contact the park for an application or with questions.
- The space rent is approx. \$695/mo + utilities. Please confirm with the park management.
- Home must be owner occupied – no rentals allowed.
- This is strictly a 55+ park. A registered caregiver can be 18+.
- Park rules indicate that one small pet < 30 lbs is permitted with prior approval by park management.

If you have specific questions about the park rules or application process, you can reach the park management at (760) 705-1981 office / (760)910-3413 cell / email: valleyparkwaytcc@gmail.com