

## **OFFER INSTRUCTIONS for 3535 Linda Vista Dr. #144**

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 Snap NHD
- Escrow Holder to be either 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 #: 144, Park Name: Rancho Vallecitos, Park Address: 3535 Linda Vista Dr., San Marcos, CA 92078, County: San Diego

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

Manufacturer's Name: Viking

Model: Orangewood

Date of Manufacture: 01/01/1973

Date of First Sale: 11/19/1973

Property is: Annual Registration and in Lieu Tax (**check box**)

Approximate Width: 24'

Approximate Length: 47'

Decal #: ABA5297

Serial #: 70446U, 70446X

HCD #: 720203, 720204

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

**It is customary for A. to be Seller's Cost and B. to be Buyer's Cost**

Seller's Name: Jason R Lewis

### ***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](mailto:LeahColeRE1@gmail.com)

- Buyer(s) must qualify with the park – contact the park for an application or with questions.
- The space rent is approx. \$700.73/mo + utilities. Please confirm with the park management.
- Home must be owner occupied – no rentals allowed.
- This is a 55+ park, but the 2<sup>nd</sup> resident can be 45+. A registered caregiver can be 18+.
- Park rules indicate that one small dog < 20 lbs & one cat OR 2 cats w/ no dogs 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 760-727-1141 or [ranchovallecitos@gmail.com](mailto:ranchovallecitos@gmail.com)