

OFFER INSTRUCTIONS for 1175 La Moree Rd. #10

Lender MUST be able to lend on a Manufactured Home in a Condominium Park. Home is a POST HUD, as it was built in 1977, but does NOT currently have a recorded 433A. Subject HOA is currently approved for VA and Fannie Mae Financing but is NOT approved for FHA financing.

Preferred Lender: Cheryl Sutcliffe / Prime Lending / NMLS#: 450744
Email: cheryl.sutcliffe@primelending.com / Cell: (760) 560-8449

Here are suggestions for writing the strongest offer:

- Please shorten all contingency periods to shortest reasonable time frames.
- Please do NOT shorten RPA 3N(1) Seller Delivery of Documents to less than 7 days.
- NHD report to be provided by Seller's Choice OR Snap NHD.
- Escrow Holder to be: Chicago Title / Janet Lindsley OR Ticor Title / Maria Simmons
- Title company to be Chicago Title / Greg Whistler
- RPA 3Q5 & 3Q6 – Please do not mark as a Seller responsibility.

Please submit a Manufactured Or Mobile Home Purchase Addendum (C.A.R. Form MH-PA)

Par 1. TYPE OF MANUFACTURED HOME:

This is a Manufactured Home To Be Sold With Real Property, so check paragraph 1.A.(2)

Par. 2. ADDITIONAL DESCRIPTION:

Manufacturer's Name: Silvercrest

Model:

Date of Manufacture: 11/30/1977

Date of First Sale:

Property is: The land is On Local Property Tax Roll AND the mobile home is on Registration (please check BOTH boxes)

Approximate Width: 23' Approximate Length: 63' 3rd Section: 32' x 10'

Decal #: AAD8566

Serial #s: ASC333CA, BSC333CA, CSC333CA

HCD #s: CAL072550, CAL072551, CAL072552

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: Michael D Howard

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

Phone #: (760) 420-7531

Email: LeahColeRE1@gmail.com

HOA requests that prospective Buyer conduct an interview with the HOA prior to opening escrow. Please contact Carol at P&K Management to begin that process. 760-746-9127