

OFFER INSTRUCTIONS for 971 Borden Rd. #118

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: Janet Lindsley / Chicago Title OR Maria Simmons / Ticor Title
- 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 #: 118, Park Name: Rancho San Marcos, Park Address: 971 Borden Rd., San Marcos, CA 92069, County: San Diego

Par. 2. ADDITIONAL DESCRIPTION:

Manufacturer's Name: Cavco

Model: 220CO24563F

Date of Manufacture: 2025

Date of First Sale: N/A

Property is: On Local Property Tax Roll (check box)

Approximate Width: 23'

Approximate Length: 54'

Decal #: LBH3164

Serial #: CAV220CA25-42523A, CAV220CA25-42523B

HCD #: RAD1567446, RAD1567447

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: Rancho San Marcos Investors Limited Partnership

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

- Buyer(s) MUST review other attachment in MLS (Summary of Qualifications) before viewing property OR submitting an offer.
- The space rent is approx. \$1,500/mo + utilities. Please confirm with the park management.
- Home must be owner occupied – no rentals allowed.
- Park rules indicate that two dogs are permitted with prior approval by park management – there are breed restrictions.

If you have specific questions about the park rules or application process, you can reach the park management at (760) 744-0822 or rsm@rutherfordinvestments.com.