

## **OFFER INSTRUCTIONS for 971 Borden Rd. #32**

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 #: 32, Park Name: Rancho San Marcos, Park Address: 971 Borden Rd., San Marcos, CA 92069, County: San Diego

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

Manufacturer's Name: Sahara

Model: Sahara

Date of Manufacture: 01/01/1976

Date of First Sale: 08/27/1976

Property is: On Annual Registration (check box)

Approximate Width: 24'

Approximate Length: 56.5'

Decal #: AAN3138

Serial #: SNB612391, SNA612391

HCD #s: 232274, 232273

***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:*** Brandt Thiem & Katherine Le Blanc

***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](mailto: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. \$1,067.98/mo + utilities. A 3.2% increase is scheduled for August 2026. 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](mailto:rsm@rutherfordinvestments.com).