

OFFER INSTRUCTIONS for 1930 W. San Marcos Blvd. #208

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
- Escrow Holder to be under Maria Simmons / Ticor
- 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 #208, Park Name: Palomar Estates West, Park Address: 1930 W. San Marcos Blvd. #208, San Marcos, CA 92078, County: San Diego

Par 2. ADDITIONAL DESCRIPTION:

Manufacturer's Name: 9881 Silvercrest Date of Manufacture: 02/23/1982 Model: Starcrest 315
Date of First Sale: 02/23/1982
Property is: on property tax rolls Approx Width: 24' Approx Length: 56'
Decal #: LAC5314
Serial #s: A5SC23099CA, B5SC3099CA
HCD #s: A233527, B233528

Par. 6. Additional Allocation of Costs:

It is customary for A. to be Seller's Cost and B. to be N/A

Seller's Info: Jeff Perkins, Lisa Perkins

Seller's Agency Info:

Seller's Brokerage Firm: Real Brokerage, Lic #: 02022092
Seller's Agent: Michael Fox, Lic #: 01830921
Brokerage Address: 39899 Balentine Drive #200, Newark, CA 94560
Address: Phone #: (619) 885-0498 Email: Mike@thefoxfactor.com

- After an offer is accepted and escrow is open, Buyer(s) must qualify with the park – escrow will send information to park and buyer can pick up application from office soon afterwards.
 - The space rent is approx. \$780/mo + utilities. Please confirm with the park management.
 - Home must be owner occupied – no rentals allowed
 - This is a 55+ park, but the 2nd resident can be 35+. A registered caregiver can be 18+
 - Park rules indicate that 2 small pets are 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) 727-5453 or palomarestateswest@gmail.com.