

OFFER INSTRUCTIONS for 650 S. Rancho Santa Fe Rd. #256

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 period to shortest reasonable time frames.
- NHD report to be provided by Seller's Choice OR Snap NHD
- Escrow Holder to be any 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 #: 256, Park Name: Palomar Estates East, Park Address: 650 S. Rancho Santa Fe Rd., San Marcos, CA 92078, County: San Diego

Par. 2. ADDITIONAL DESCRIPTION:

Manufacturer's Name: Ramada

Model: Ramada

Date of Manufacture: 01/01/1976

Date of First Sale: 02/06/1976

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

Approximate Width: 24'

Approximate Length: 56'

Decal #: LAY4001

Serial #: SA20736159, SB20736159

HCD #: MH270221, MH270222

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: Rose Boyle

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 qualify with the park – contact the park for an application or with questions.
- The space rent is approx. \$677.61/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 1 small pet < 20 lbs, or one dog & one cat, or two cats 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)727-2010 or palomareast@gmail.com