



Frequently Asked Questions and Offer Instructions

4201 Topanga Canyon Blvd., Space 61, Woodland Hills, CA 91364

BUYER INCENTIVE! SELLER WILL PAY FOR THE FIRST YEAR (12 MONTHS) OF BUYER'S SPACE RENT! VALUED AT OVER \$15,813! The amount will be paid as a lump sum to the park at close of escrow or as a monthly payment from an escrow account over the course of 12 months. The base space rent will be paid, excluding any utility fees. Should the space rent increase over the course of the first 12 months, the seller will pay for the additional increase up to 3% of the current space rent. Please contact listing agent with any questions.

CONTRACT INFORMATION:

- Owner's name: S Ross N Hashemi
- 3% Earnest Money Deposit to open Escrow
- Escrow - Arlene Chaires at American Trust Escrow (310) 373-3366
- Inspection Contingency 10 days, to begin after park approval
- NHD by First American NHD. Rep - Carolyn Braun
- First American Home Warranty offered not to exceed \$620 – Eagle Premier plan for manufactured homes. Rep - Dana Hudson
- Items included: refrigerator, range, microwave, dishwasher, washer, dryer
- Items excluded: personal property
- Manufactured or Mobile Home Purchase Addendum (MH-PA), Section 6 please check:
 - 6A - Both (HCD fees are normally split between buyer and seller)
 - 6B - leave blank. There is no use tax applicable to this home. Because it is a newer home, it will be subject to annual property taxes.
- Seller installed a brand new central air conditioning system in August for buyer. Lucky you.

REQUIRED WITH OFFER:

1. Lender Approval Letter (if not an all cash purchase)
Buyer might be required to cross-qualify with Seller's Loan Officer for verification purposes only.
2. Proof of Funds

Park Information

Application(s) can be picked up in the park office or can be emailed. Park Office phone number is 818-348-5920 and ask for Monica or Esther. Park email address is woodlandpark@ipgliving.com Family income must be 3x the monthly rent. The monthly rent is \$1,317.78 and does not include any utilities or water. Two pets are allowed. There are breed restrictions for dogs.

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2475 Townsgate Road, Suite 160, Westlake Village, CA 91361 **VERSION: August 5th, 2026**