

OFFER INSTRUCTIONS for 718 Sycamore Ave. #15

If contingent on financing, then the 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 Chicago Title / Janet Lindsley
- 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 #: 15,
Park Name: Grandview Terrace, 718 Sycamore Ave. Vista, Ca. 92083, County: San Diego

Par. 2. ADDITIONAL DESCRIPTION:

Manufacturer's Name: Delta
Date of Manufacture: 01/01/1971 Date of First Sale: 05/15/1972
Property is: On Local Property Tax Roll (check box)
Approximate Width: 24' Approximate Length: 56'
Decal #: LBG8748
Serial #s: S372U/S372X
HCD #s: 248897/24898

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: Royal Paul Nelson

Seller's Agency Info:

Seller's Brokerage Firm: Leah Cole Realty, Lic #02321965
Seller's Agent: Colleen Cole Lic #01195090
Address: 240 S. Rancho Santa Fe Rd. Ste. 109, San Marcos, CA 92078
Phone #: (760) 504-1983
Email: colleensellsnc@gmail.com

Buyer(s) must qualify financially with the park management-contact the park for an application or with questions 760-727-1830 DeeAnna Parent

*Space Rent is \$1450 per month + utilities. Please confirm with the park

*Home must be owner occupies-no rentals allowed

*Pet rules indicate-2 dogs are permitted with prior park approval(Breed restrictions do apply)