

OFFER INSTRUCTIONS for 718 Sycamore Ave. #109

Lender **MUST** be able to lend on a Manufactured Home in a space rent park (Chattel loan). Contact Listing Agent for a list of preferred lender contacts.

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 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 #: 109, Park Name: Grandview Terrace, Park Address: 718 Sycamore Ave., Vista, CA 92083,
County: San Diego

Par. 2. ADDITIONAL DESCRIPTION:

Manufacturer's Name: KIT	Model:
Date of Manufacture: 01/01/1970	Date of First Sale: 12/07/1970
Property is: Annual Registration and in Lieu Tax (check box)	
Approximate Width: 24'	Approximate Length: 49'
Decal #: AAP7661	
Serial #: S8608U, S8608X	
HCD #: A437007, A437008	

Par. 6. Additional Allocation of Costs:

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

Seller's Name: Virginia M Bishop

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
Telephone: (760) 420-7531
Fax: (760) 598-8018
Email: LeahColeRE1@gmail.com

Buyer(s) must qualify financially with the park management – contact the park for an application or with questions. Park office: (760) 727-1830 / grandview@keithmanagement.com

- The space rent is approx. \$1,450 / month + utilities. 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 (Breed restrictions do apply).