

**OFFER INSTRUCTIONS for 909 Richland Road #57, San Marcos, Ca. 92069**

If contingent on financing, then the Lender **MUST** be able to lend on a Manufactured Home in a resident owned condo park.

***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 Chicago Title / Janet Lindsley
- Title company to be Chicago Title
- RPA 3Q5 & 3Q6 – Please do not mark as a Seller responsibility.

**Please submit an 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 To Be Sold with Real Property, check paragraph 1.A.(2) and complete this section completely

***Par. 2. ADDITIONAL DESCRIPTION:***

Manufacturer's Name: Golden West HM

Date of Manufacture: 04/28/1987 Date of First Sale: 05/06/1988

Property is: On Local Property Tax

Approximate Width: 24' Approximate Length: 56'

Decal #: LAK2338

Serial #: GW20CALGV10056A/GW20CALGV10056B

HCD #: CAL343807/CAL343808

***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:** Walter D. and Linda J. Holmes

***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](mailto:colleensellsnc@gmail.com)

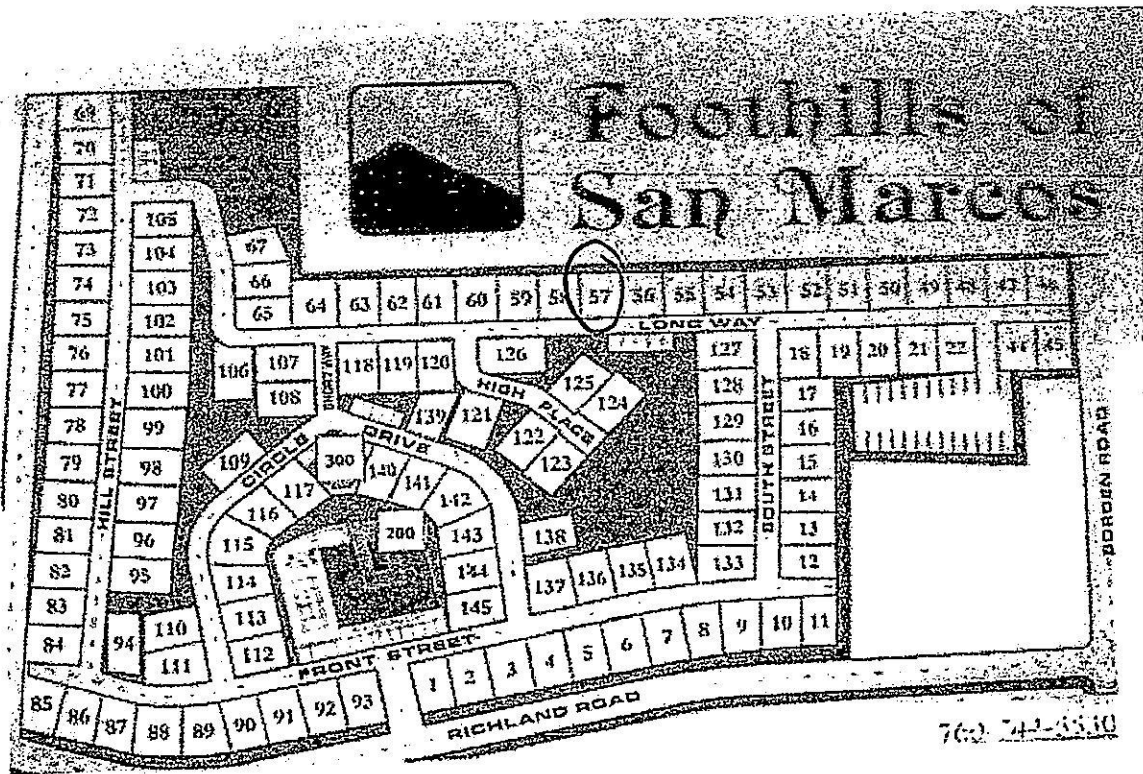
Buyer(s) must meet with the HOA for an interview

\*The HOA Fee is \$382/mo includes Sewer/Trash/Cable..Please confirm with the park

\*55+ Community

\*Pets allowed with restrictions...Please confirm with the Park

\*Foothills of San Marcos 760-744-5530



**Home Improvements**  
909 Richland Road Space 57

|           |                                          |                               |
|-----------|------------------------------------------|-------------------------------|
| June 2023 | Interior Paint                           | Joe Baker, San Marcos         |
| July 2023 | New Carpet                               | Abbey Carpet, Oceanside       |
| Aug. 2023 | New Window Coverings (3)                 | Bali                          |
| Nov. 2023 | New Water Heater                         | Hillebrand Plumbing, Carlsbad |
| July 2024 | New Roof                                 | Hi-Tech Roofing, San Marcos   |
| Mar. 2025 | Exterior Paint                           | O-Side Painting, Oceanside    |
| Mar. 2025 | New Heating &<br>Air Conditioning System | We Care HVAC, San Marcos      |
| Apr. 2026 | HVAC System check                        | We Care HVAC, San Marcos      |
| July 2026 | New Dishwasher                           | B & B Appliance, Escondido    |

Home Improvements  
909 Richland Road Space 57

|        |                              |                       |
|--------|------------------------------|-----------------------|
| Other: | Ceiling Fan DC Motor / Light | Lamps Plus, Oceanside |
|        | Tiffany Style Light Fixture  | Lamps Plus, Oceanside |
|        | Schoolhouse Light Fixture    | Olde Brick Lighting   |

Previous Owner:

|               |                                                                                                                              |                         |
|---------------|------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| October 2021  | Refrigerator                                                                                                                 | dated by Serial Number* |
| July 2022     | Washer / Dryer                                                                                                               | Costco                  |
| prior to 2023 | Extensive Custom Tile:<br>Floors, Countertops,<br>Walk-In Shower,<br>Custom Fireplace Surround<br>with Reclaimed Wood Mantle | Ted Love                |

\*Serial TS765662  
Model GTS22KGNBRWW