

OFFER INSTRUCTIONS for 1401 El Norte Pkwy. #39

Lender MUST be able to lend on a Manufactured Home in a 55+ Condominium Park. Home has a recorded 433A. Subject HOA is currently approved for VA, FHA and Fannie Mae Financing.

Preferred Lender: Cheryl Sutcliffe / Prime Lending / NMLS#: 450744
Email: cheryl.sutcliffe@primelending.com / Cell: (760) 560-8449

Here are suggestions for writing the strongest offer:

- Please shorten all contingency periods to shortest reasonable time frames.
- Please do NOT shorten RPA 3N(1) Seller Delivery of Documents to less than 7 days.
- NHD report to be provided by Seller's Choice OR Snap NHD.
- Escrow Holder to be: Chicago Title / Janet Lindsley OR Ticor Title / Maria Simmons
- Title company to be Chicago Title / Greg Whistler OR Lawyer's Title / Rob Klein
- RPA 3Q5 & 3Q6 – Please do not mark as a Seller responsibility.

Please submit a Manufactured Or Mobile Home Purchase Addendum (C.A.R. Form MH-PA)

Par 1. TYPE OF MANUFACTURED HOME:

This is a Manufactured Home To Be Sold With Real Property, so check paragraph 1.A.(2)

Par. 2. ADDITIONAL DESCRIPTION:

Manufacturer's Name: Champion Home Builders Inc. Model: Silvercrest Kingsbrook

Date of Manufacture: 10/21/2013

Date of First Sale:

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

Approximate Width: 26' Approximate Length: 62'/55'

Decal #: LBL7780

Serial #s: 176000HA000627A, 176000HA000627B

HCD #s: HWC431894, HWC431895

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: Carol A Clark-Russell

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

Contact park office with any questions about the community or rules: 760-747-0168