OFFER INSTRUCTIONS for 1333 Olive Ave. #23

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 lender 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 be: Oakwood Escrow - Tanya Rodriguez
- 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 on the RPA 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 #: 23, Park Name: Tiki Village, Park Address: 1333 Olive Ave., Vista, CA 92083, County: San Diego

Par. 2. ADDITIONAL DESCRIPTION:
Manufacturer's Name: Fleetwood Homes, Sunpoint
Date of Manufacture: 1993
Property is: On Local Property Tax
Roll Approximate Width: 26' Approximate Length: 52'
Decal #: LAL3270
Serial #s: CAFLP08A16115ST, CAFLP08B16115ST
HCD #s: RAD727886, RAD727885

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: Nancy Perlas

Seller's Agency Info:
Seller's Brokerage Firm: Jason Mitchell Real Estate California, Inc. Lic #: 01527423
Seller's Agent: Colleen Nichols, Lic #: 02045921
Address: 444 Hermosa Beach Ave #101; Hermosa Beach, CA 90254
Email: cnichols@jasonmitchellgroup.com

- Buyer(s) must qualify with the park – contact the park for an application or with questions.
- The space rent is approx. $1,000/mo + utilities. Please confirm with the park management @ (760) 726-8454
- Home must be owner occupied – no rentals allowed.
- This is an Any Age Community. (not a 55+)
- Park rules indicate that 2 small pets are permitted with prior approval by park

If you have specific questions about the park rules or application process, you can reach the park management at (760) 726-8454 or tikivillage1333@gmail.com.