OFFER INSTRUCTIONS for 3535 Linda Vista Dr. #6

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 periods to shortest reasonable time frames.
- NHD report to be provided by Seller's Choice OR Snap NHD
- Escrow Holder to be either 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 #: 6, Park Name: Rancho Vallecitos, Park Address: 3535 Linda Vista Dr., San Marcos, CA 92078, County: San Diego

Par. 2. ADDITIONAL DESCRIPTION:
Manufacturer's Name: Gol2013den West Model: CK Series 71CKL
Date of Manufacture: 02/11/1972 Date of First Sale: 02/12/2013
Property is: Property Tax Rolls (check box)
Approximate Width: 27' Approximate Length: 57'4"
Decal #: LBL5242
Serial #s: PER036210CAA, PER036210CAB
HCD #s: RAD1500864, RAD1500865

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: Margot A Watkins

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 with the park – contact the park for an application or with questions.
- The space rent is approx. $719.26/mo + utilities. Please confirm with the park management.
- Home must be owner occupied – no rentals allowed.
- This is a 55+ park, but the 2nd resident can be 45+. A registered caregiver can be 18+.
- Park rules indicate that one small dog < 20 lbs & one cat OR 2 cats w/ no dogs is permitted with prior approval by park management.

If you have specific questions about the park rules or application process, you can reach the park management at 760-727-1141 or ranchovallecitos@gmail.com