

OFFER INSTRUCTIONS for 900 N. Cleveland Street Space 68

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 MY NHD
- Escrow Holder to be any of the following:
- West Coast Escrow / Nicole Toorop
- 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 #: 68, **Park Name:** MiraMar Mobile Community **Address:** 900 N. Cleveland Street Oceanside CA 92054, **County:** San Diego

Par. 2. ADDITIONAL DESCRIPTION:

Manufacturer's Name: Fleetwood **Model:** PM 2000

Date of Manufacture: **Date of First Sale:** 10/12/19

Property is: Property Tax Rolls (check box)

Approximate Width: 12' **Approximate Length:** 35'

Decal #: (Plate #) 1KS3669

Serial #s: (VIN#) 1EH4B3534X0803683, G0604793

HCD #s:

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: Janet Acuna

Seller's Agency Info:

Seller's Brokerage Firm: Coldwell Banker Realty, **Lic #:** 0616212

Seller's Agent: Vanessa Jacinto, **Lic #:** 02011209

Address: 150 Main Street #3 Vista CA 92084

Telephone: (760) 271-6898

Email: VanessaJacintoRE@gmail.com

- Buyer(s) must qualify with the park – contact the park for an application or with questions.
- The space rent is approx. \$763/mo + utilities. Please confirm with the park management.
- Home must be owner occupied or second home – no rentals allowed.
- This is a 55+ park
- Park rules indicate that one dog < 30 lbs or one cat 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 760-722-5721 or miramar@newportpacific.com