

Helpful Information for Submitting an Offer and FAQ

1. Please provide a pre-approval letter with proof of down payment funds OR Proof of Funds for all cash buyers (PLEASE NO SCREENSHOTS that don't show the buyer's name and address)
2. Seller's name is Kathleen R. Judy
3. Listing Agent is Michael Haas, DRE 01466140, michaelhaas@aare.com, cell: 760-580-7019
4. Co-Listing Agent is Mana Mahfoozi, DRE#01324956, Email: mana.mahfoozi@aare.com cell: 619-846-0168
5. Listing Office DRE #01862781
6. Listing Office Address: 12636 High Bluff Drive Suite 400, San Diego CA 92130
7. APN is: 771-580-61-30
8. RPA Paragraphs 3Q Guidance for a Cleaner Offer for Land Leased Manufactured Homes:
 - a. 3Q2 Wildfire Report = N/A
 - b. 3Q5 and 3Q6 Government Required Items = N/A
 - c. 3Q7 Escrow = EACH TO PAY THEIR OWN. **Please contact us for Escrow prior to submitting an offer.*
 - d. 3Q10 AND Q11 County and City Transfer Taxes = N/A
 - e. 3Q14 HOA Transfer Fees = N/A
 - f. 3Q8 There is no title for land leases= N/A
 - g. 3Q15 Private Transfer Fees= N/A
9. There is no HOA. There is a Park and the buyer must apply for approval (see CAR Form MHPA for details)
10. For the MHPA- here's the info to help you fill it out:
 - Paragraph 6A (HCD Fees) is usually both buyer/seller &
 - Paragraph 6B (Use Tax) is Buyer.
 - This is a Manufactured Home on **Leased Land** & here's the additional description:
 - Manufacture Name: Lexington
 - Trade Name/Model: Lexington
 - Date of Manu: 1/1/79
 - Date of 1st Sale: 1/1/79
 - Length: 62', Width: 24', Expando Size: N/A
 - DECAL #: AAN3186
 - SERIAL #s: CAHK253791679A, CAHK253791679B
 - HUD Insignia Labels: 159397, 159398
 - DECAL #: AAN3186
 - On Local Registration
11. **PARK INFO**
 - Laguna Vista
 - 760-439-2911
 - judy@mhcminc.com
12. **PARK BILL SAMPLE - please verify this information as it MAY BE SUBJECT TO CHANGE:**
 - a. Space rent is \$889, Cash or Chattel Loan Financing. (subject to change, please verify prior to submitting an offer)
 - b. Park also charges separately for trash, sewer and water (based on useage).
 - c. Owner pays for gas/electric, cable, internet on their own
 - d. SAMPLE PARK BILL IS UPLOADED AS A DOCUMENT IN THE MLS AS WELL

Thank you for submitting an offer! Any questions? Call or GroupText Michael at 760-580-7019 and Mana at 619-846-0168