OFFER INSTRUCTIONS for 1401 El Norte Pkwy. #198

Lender MUST be able to lend on a 1976 PRE HUD Mobile Home in a condominium park.

Contact Listing Agent for a list of lenders that CAN lend on this property.

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
- 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: Fleetwood Model:
Date of Manufacture: 01/01/1976 Date of First Sale:
Property is: The land is On Local Property Tax Roll AND the mobile home is on Registration ***(please check BOTH boxes)***
Approximate Width: 24' Approximate Length: 60'
Decal #: AAW7396
Serial #s: A2272, B2272
HCD #s: 213948, 213949

Par. 6. Additional Allocation of Costs:
It is customary for A. to be Seller's Cost and B. to be Buyer's Cost

Seller's Name: *Veronica M Shoop*

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