OFFER INSTRUCTIONS for 176 Flicker Ln.

Lender **MUST** be able to lend on a Manufactured Home in a resident owned condo park. This home does have a recorded 433A but is NOT Fee Simple ownership. This home does NOT qualify for an FHA, VA or any type of normal real estate loan. **To my knowledge, the only lender that can lend in this park is Murphy Bank.**

Here are suggestions for writing the strongest offer:

- Please shorten all contingency period to shortest reasonable time frames.
- NHD report to be provided by Snap NHD
- Escrow Holder to be: Ticor Title / Maria Simmons
- Title company to be Ticor Title
- 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)

Par 1. TYPE OF MANUFACTURED HOME:
This is a Manufactured Home To Be Sold With Real Property, so check paragraph 1.A.(2) and complete that section.

Par. 2. ADDITIONAL DESCRIPTION:
Manufacturer's Name: Golden West
Model: Kingstone Millennium
Date of Manufacture: 08/22/2008
Date of First Sale: 10/13/2008
Property is: On Local Property Tax Roll (check box)
Approximate Width: 24'
Approximate Length: 49' / 48'
Decal #: 8779772
Serial #s: PER035081CAA, PER035081CAB
HCD #s: RAD1471510, RAD1471511

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: *Delia J Stanley*

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

- Buyer(s) must qualify financially with the park and meet with the HOA for an interview – see attachment in MLS for Buyer Pre-Requisite Requirements.
- The HOA fee is $185 /mo + utilities. (Water, Trash, & Sewer are included).
- This is a 55+ park, but the 2nd resident can be 50+. A registered caregiver can be 18+.
- No pets allowed (Except service animals).