

Helpful Information for completing a RPA & MH-PA
2130 Sunset Drive # 21, Vista CA 92081

- Lender **must** be able to lend on a Mobile or Manufactured Home in a space lease/rent park (Chattel loan).
- There is **NO** Owner's Title / Title Company as this is leased land.
- NHD report to be provided by the Seller's Choice or SNAP NHD.
- RPA 3Q5 & 3Q6 - Check box as Seller's responsibility
- Escrow Holder to be: Elite Escrow Services, POC: Jenny Royal, Phone: 858.300.3626

Seller's Name: Betty Larson

Seller's Agency Information:

- Seller's Broker Firm: eXp Realty of California, Inc.
- Seller's Agent: India Bonin, DRE: 02229844 & Vaughn Douglass, DRE: 01872583
- Address: 2603 Camino Ramon, Ste 200, San Ramon CA 94583
- Phone: 858.434.8186
- Email: indiabonin@whisselrealty.com

Complete the Manufactured or Mobile Home Purchase Addendum (C.A.R. Form MH-PA) with the following information:

Par 1. Type of Manufactured Home:

- Manufactured Home on Leased or Rented Land - check paragraph 1.A. (1)
- Space number: 21
- Park Name: Vista Green Valley
- Park Address: 2130 Sunset Drive
- City: Vista
- County: San Diego
- Zip Code: 92081

Par 2. Additional Description:

- Manufacturer's Name: Lancer
- Model: Royal Lancer
- Date of Manufacture: 01/01/1974
- Date of First Sale: 12/10/1974
- Property is: On Local Property Tax Roll (check box)
- Approximate Width: 24'
- Approximate Length: 64'
- HCD/HUD License/Decal Number: LAY4927
- Serial Number: S12888U & S12888X
- HCD/Hud Label/Insignia: 185355 & 185356

Par 6. Additional Allocation of Costs: A - as Seller's Cost & B - **do not** check any box (N/A)

Vista Green Valley Information:

- 55+/45+
- Buyer(s) **must** be park approved - Contact the Park Management at 760.726.3395 for an application or any questions.
- Space Rent is approximately \$1081 monthly (includes: water, sewer & trash)
- Pet Policy - 2 medium dogs, 2 cats or 1 medium dog & 1 cat.