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	CALIFORNIA MANUFACTURED OR MOBILE HOME	PARTIES	_
	Association of REALTORS® PURCHASE ADDENDUM (C.A.R. Form MH-PA, Revised 6/24)	FORMS	
The	following terms and conditions are hereby incorporated in and made a part of the Purchase Agreemer		her
date	ed , on property known as 1501 Anza Avenue 98, Vista, CA 92084	LISTING INFO	ıt"), −y"),
in v and	vhich Virginia R. Henning, Karen M. Schneider, Kathleen Brunner is referre	5, OFFER INFO	
	rrred to as the "Parties."	r ê n	-
1.	TYPE OF MANUFACTURED HOME: (Check the applicable box below: paragraphs A1, A2 or B.)(Check ONLY on A. PERSONAL PROPERTY MANUFACTURED HOME:	CLAUSES	_
	(1) A Manufactured Home On Leased Or Rented Land (complete paragraph 2). Space Number Park Name		
	Park Address City County , CA	TOOLS	
	OR (2) A Manufactured Home To Be Sold with Real Property (complete paragraph 2). Real Property Situated in City Vista County San Diego , CA Assessor's Parcel No. 173-032-15-21	? FEEDBACK	
	PURCHASE PRICE ALLOCATED AS FOLLOWS:		
	Manufactured Home \$ 276,153.00 Real Property \$ 60,000.00		
OR			
-	City County , CA Zip Assessor's Parcel No.		
	A real property manufactured home is one that meets the following requirements:		
	(i) A building permit is obtained from local authorities pursuant to Health and Safety Code § 18551; (ii) the ma is affixed to a foundation pursuant to Health and Safety Code § 18551; (iii) a certificate of occupancy is		
	authorities; and (iv) there is recordation with the local authorities of a form pursuant to Health and Safety Code		
2.	ADDITIONAL DESCRIPTION: Manufacturer's Name Roberts Homes Date Of First Sale 12/08/1973		
	Property is: On Local Property Tax Roll or Annual Registration and in Lieu Tax, (sale/use tax may apply).		
	registered with the Department of Housing and Community Development ("HCD"), which must be notified u (i) Property has been converted to real property and title and registration surrendered to HCD or (ii) otherwise spe		
	Approximate Width 24' Approximate Length 56' (Without Hitch) Expando Size HCD/HUD License/Decal Number: ABG2669		
	SERIAL NUMBERS: 1. S9945X 2. S9945U 3. N/A		
	HCD/HUD Label/Insignia: 1. N/A 2. N/A 3.		
	ADDITIONAL SELLER FINANCING TERMS: The following terms apply ONLY to financing of a personal prope home extended by Seller under this Agreement. Buyer's security agreement and other appropriate documents and implement the following additional terms: (i) a clause requiring Buyer to comply with the terms of any rental/ entered into between Buyer and Park Owner/Landlord/Homeowners' Association (HOA) and to deliver to Selle modifications to the rental/lease agreement within 30 days of Buyer's receipt; (ii) a clause requiring Buyer to written 30-day notice prior to relocating the Property; and (iii) a clause prohibiting Buyer from installing the manuf a permanent foundation system or otherwise affixing the manufactured home to land in any way that could alter it as personal property, without Seller's prior written consent.		
4.	ASSUMPTION: IF THIS IS AN ASSUMPTION OF A VA OR CAL VET LOAN, THE SALE IS CONTINGENT RECEIVING A RELEASE OF LIABILITY AND SUBSTITUTION OF ELIGIBILITY, UNLESS OTHERWISE AGREED		
5.	CAUTION: Obligations secured by mixed collateral (i.e; both personal and real property) are subject to co court decisions under the Civil Code, Commercial Code, and Code of Civil Procedure. Buyer and Sel		
6.	cautioned to consult legal counsel in connection with the securing and enforcement of such obligations. ADDITIONAL ALLOCATION OF COSTS (if both is checked, costs to be split equally unless Otherwise Agreed):		
0.	A. HCD fees for providing registration and title documents: B. Use Tax charged at the point of sale: Paid by Buyer Seller Both Both		
7.	SELLER DOCUMENTATION AND ADDITIONAL DISCLOSURE: Within the time specified for Delivery of D Agreement to which this Addendum is attached, Seller shall Deliver to Buyer, in writing, the following disclosure dc information:		

REAL PROPERTY MANUFACTURED HOME: Manufactured homes, even when converted to real property, must comply with HCD permit and approval requirements for alterations and repairs. If known to Seller, Seller shall disclose any alterations or



Jana Steenbock

- **B.** ADDITIONAL REAL PROPERTY DISCLOSURES: If the Property is or includes real property, Seller shall disclose to Buyer the existence of any of the following items of which Seller has actual knowledge: (i) whether the Property is subject to restrictions for agricultural use pursuant to the Williamson Act (Government Code §§ 51200-51295); (ii) whether the Property is in, or adjacent to, and area with Right to Farm rights (Civil Code § 3482.5 and § 3482.6); (iii) the presence of endangered, threatened, "candidate" species or wetlands on the Property; (iv) any features of the Property shared in common with adjoining landowners, such as walls, fences, roads and driveways, whose use or responsibility for maintenance may have an effect on the Property; and (v) any abandoned mining operations on the Property.
- C. SMOKE DETECTOR: Available manufacturer's information describing the operation, method and frequency of testing and property maintenance of any smoke alarm.
- D. MANUFACTURED HOME AND MOBILE HOME TRANSFER DISCLOSURE STATEMENT: As applicable, all references to the Real Estate Transfer Disclosure Statement (TDS) in the Agreement to which this Addendum is attached, shall be read as, and shall mean, the Manufactured Home and Mobile Home: Transfer Disclosure Statement (MHTDS).

8. RESIDENCY APPLICATION AND PARK RULES FOR PROPERTY LOCATED ON LEASED OR RENTED LAND:

- A. Buyer's approval of the lease or rental agreement is a contingency of the Agreement. Within the time specified in the Agreement for removal of the Investigation of Property contingency or 5 Days after Delivery of the Park rules and regulation, whichever occurs last, Buyer shall Deliver to Seller Buyer's written approval of Park rules and regulations.
- **B.** Buyer shall, within **5 (or) Days** after Acceptance, submit a completed residency application, and other required information, to Park/Landlord/HOA.
- C. Buver obtaining residency approval is a contingency of the Agreement in favor of Buyer. Such approval shall be obtained 5 (or) Days prior to Close Of Escrow. If approval is not obtained prior to this time, Buyer may cancel the Agreement. If Buyer removes this contingency without first having obtained park approval, and the park rejects the Buyer's residency application, Buyer understands that Buyer may be contractually obligated to complete the purchase even though Buyer may be required to remove the home from the park.
- 9. PARK CONDITIONS FOR CLOSING: If completion of repairs or improvements are required by the Park pursuant to Civil Code § 798.73.5 as a condition for closing and approval of the sale to Buyer, then further written agreement between Buyer and Seller regarding the payment of the costs of such repairs or improvements is required. If agreement is not reached within the time for removal of the Investigation of Property contingency or 5 Days after Delivery of the Park conditions for closing, whichever occurs later, then either Party may cancel this Agreement.
- 10. SELLER ASSIGNMENT OR SUBLET: Seller is not assigning or subletting the space the manufactured home occupies in its present location.
- 11. CAUTION; OCCUPANCY AND CONDITION OF PROPERTY:
 - A. Notwithstanding that the Agreement to which this Addendum is attached may provide that the Property is sold "AS IS", Buyer and Seller acknowledge that: (i) Sellers not using a licensed real estate agent or a licensed manufactured home dealer are prohibited from selling a personal property manufactured home "AS IS" unless the manufactured home meets, as applicable, the requirements of HCD or the National Manufactured Housing Construction and Safety Standards Act of 1974; and (ii) the licensed real estate agent or manufactured home dealer, if any, must conduct a reasonably competent and diligent visual