



CALIFORNIA ASSOCIATION OF REALTORS®

MANUFACTURED OR MOBILE HOME PURCHASE ADDENDUM

(C.A.R. Form MH-PA, Revised 6/24)

The following terms and conditions are hereby incorporated in and made a part of the Purchase Agreement dated [blank], on property known as 1501 Anza Avenue 98, Vista, CA 92084 in which Virginia R. Henning, Karen M. Schneider, Kathleen Brunner is referred to as the "Parties." This addendum is to be used for the purchase of any manufactured home or mobile home ("Manufactured Home"). Buyer is referred to as the "Buyer."

1. TYPE OF MANUFACTURED HOME: (Check the applicable box below: paragraphs A1, A2 or B.) (Check ONLY one box.)

A. PERSONAL PROPERTY MANUFACTURED HOME:

(1) [] A Manufactured Home On Leased Or Rented Land (complete paragraph 2).

Space Number [] Park Name [] City [] County [] CA

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

PURCHASE PRICE ALLOCATED AS FOLLOWS:

Manufactured Home \$ 276,153.00

Real Property \$ 60,000.00

OR B. [] A REAL PROPERTY MANUFACTURED HOME situated in (also complete applicable parts of paragraph 2) 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 manufactured home is affixed to a foundation pursuant to Health and Safety Code § 18551; (iii) a certificate of occupancy is issued by local authorities; and (iv) there is recordation with the local authorities of a form pursuant to Health and Safety Code § 18551.

2. ADDITIONAL DESCRIPTION:

Manufacturer's Name Roberts Homes Model Stonewood Date Of Manufacture 12/08/1973 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). If property is registered with the Department of Housing and Community Development ("HCD"), which must be notified upon conversion.

(i) Property has been converted to real property and title and registration surrendered to HCD or (ii) otherwise specified by local authorities. 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. []

3. ADDITIONAL SELLER FINANCING TERMS: The following terms apply ONLY to financing of a personal property manufactured home extended by Seller under this Agreement. Buyer's security agreement and other appropriate documents shall be prepared and implemented. (i) a clause requiring Buyer to comply with the terms of any rental/lease agreement entered into between Buyer and Park Owner/Landlord/Homeowners' Association (HOA) and to deliver to Seller any modifications to the rental/lease agreement within 30 days of Buyer's receipt; (ii) a clause requiring Buyer to provide written 30-day notice prior to relocating the Property; and (iii) a clause prohibiting Buyer from installing the manufactured home on a permanent foundation system or otherwise affixing the manufactured home to land in any way that could alter its status 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 UPON RECEIVING A RELEASE OF LIABILITY AND SUBSTITUTION OF ELIGIBILITY, UNLESS OTHERWISE AGREED TO BY THE PARTIES.

5. CAUTION: Obligations secured by mixed collateral (i.e; both personal and real property) are subject to court decisions under the Civil Code, Commercial Code, and Code of Civil Procedure. Buyer and Seller are cautioned to consult legal counsel in connection with the securing and enforcement of such obligations.

6. ADDITIONAL ALLOCATION OF COSTS (if both is checked, costs to be split equally unless Otherwise Agreed):

A. HCD fees for providing registration and title documents: Paid by [] Buyer [] Seller [] Both

B. Use Tax charged at the point of sale: Paid by [] Buyer [] Seller [] Both

7. SELLER DOCUMENTATION AND ADDITIONAL DISCLOSURE: Within the time specified for Delivery of the Purchase Agreement to which this Addendum is attached, Seller shall Deliver to Buyer, in writing, the following disclosure documents and information:

Navigation sidebar with icons for PARTIES, FORMS, LISTING INFO, OFFER INFO, CLAUSES, TOOLS, and FEEDBACK.

