

## **OFFER INSTRUCTIONS for 650 S. Rancho Santa Fe Rd. #256**

Lender **MUST** be able to lend on a Manufactured Home in a space rent park (Chattel loan). Ask Listing Agent if you need a referral.

### ***Here are suggestions for writing the strongest offer:***

- Please shorten all contingency period to shortest reasonable time frames.
- NHD report to be provided by Seller's Choice OR JCP-LGS
- Escrow Holder to be any of the following:  
Chicago Title / Janet Lindsley -OR- Ticor Title / Maria Simmons
- There is NO Owner's Title / Title company as this is leased land.
- 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) fully completed as follows:**

### ***Par 1. TYPE OF MANUFACTURED HOME:***

This is a Manufactured Home On Leased Or Rented Land, so check paragraph 1.A.(1)  
Space #: 256, Park Name: Palomar Estates East, Park Address: 650 S. Rancho Santa Fe Rd., San Marcos, CA 92078, County: San Diego

### ***Par. 2. ADDITIONAL DESCRIPTION:***

Manufacturer's Name: Ramada	Model: Ramada
Date of Manufacture: 01/01/1976	Date of First Sale: 02/06/1976
Property is: Local Property Tax Roll (check box)	
Approximate Width: 24'	Approximate Length: 56'
Decal #: LAY4001	
Serial #s: SA20736159, SB20736159	
HCD #s: MH270221, MH270222	

### ***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:*** Dian Keiser Revocable Living Trust

### ***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](mailto:LeahColeRE1@gmail.com)

- Buyer(s) must qualify with the park – contact the park for an application or with questions.
- The space rent is approx. \$658.32/mo + utilities. Please confirm with the park management.
- Home must be owner occupied – no rentals allowed.
- This is a 55+ park, but the 2nd resident can be 35+. A registered caregiver can be 18+.
- Park rules indicate that 1 small pet < 20 lbs, or one dog & one cat, or two cats are permitted with prior approval by park management.

**If you have specific questions about the park rules or application process, you can reach the park management at (760)727-2010 or [palomareast@gmail.com](mailto:palomareast@gmail.com)**