

OFFER INSTRUCTIONS for 1515 Capalina Rd. #15

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.

Suggestions for writing the offer:

- Please shorten all contingency periods to shortest reasonable time frames.
- NHD report to be provided by Seller's Choice
- 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 #: 7, Park Name: El Dorado, Park Address: 1515 Capalina Rd., San Marcos, CA 92069,
County:
San Diego

Par. 2. ADDITIONAL DESCRIPTION:

Manufacturer's Name: CAVCO Industries Inc.

Model: 110CC00000H 2016

Date of Manufacture: 2016

Date of First Sale: 10/27/2016

Property is: Property Tax Rolls (check box)

Approximate Width: 23' 4"

Approximate Length: 52'

Decal #: LBN1163

Serial #s: CAV110AZ1514678A. / CAV110AZ1514678B

HCD #s: ARZ356144. /. ARZ356145

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: THE CAROL C. OXLEY REVOCABLE LIVING TRUST

Seller's Brokerage Firm: Snapdwell. Lic #: 02040202

Seller's Agent: Micah Beierle, Lic #: 02040202

Address: 1650 Lone Oak Rd, Vista Ca 92084

Telephone: (760) 936-7183

Email: micah@snapdwell.com

- Buyer(s) must qualify with the park – contact the park for an application or with questions.
- The space rent is approx. \$1001/mo + utilities. Please confirm with the park management.
- Home must be owner occupied – no rentals allowed.
- This is a 55+ park
- Park rules indicate that one dog < 40 lbs or one cat is 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 760-685-5127 or eldoradosm@kleege.com