OFFER INSTRUCTIONS for 1145 E Barham Dr. #137

Lender **MUST** be able to lend on a Manufactured Home in a space rent park (Chattel loan). Contact Listing Agent for a list of preferred lender contacts.

Here are suggestions for writing the strongest offer:

- Please shorten all contingency periods to shortest reasonable time frames.
- NHD report to be provided by Seller's Choice OR Snap NHD
- Escrow Holder to be LiveSmart Escrow / Jennifer – per seller's request.
- 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 #: 137, Park Name: San Marcos Mobile Estates, Park Address: 1145 E Barham Dr., San Marcos, CA 92078, County: San Diego

Par. 2. ADDITIONAL DESCRIPTION:
Manufacturer's Name: Viking
Model: Edgewood
Date of Manufacture: 01/01/1969
Date of First Sale: 05/01/1969
Property is: Local Property Tax Roll (check box)
Approximate Width: 24'
Approximate Length: 57'
Decal #: LAZ8072
Serial #s: S1052XX, S1052XXU
HCD #s: 93060, 93061

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: Judah Michael and David Michael

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

Buyer(s) must qualify financially with the park management – contact the park for an application or with questions. Park office: (760)745-5112

- The space rent is approx. $658.96/ month + utilities. Please confirm with the park mgmt.
- Buyer must be under a 35% debt to income ration / no co-signors or buy-fors unfortunately
- Home must be owner occupied – no rentals allowed.
- Park rules indicate that ONE dog < 25 lbs is permitted with prior approval by park mgmt.
- Primary resident must be age 55+, second resident can be age 40+.