OFFER INSTRUCTIONS for 155 Las Flores Dr. #99

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 periods to shortest reasonable time frames.
- NHD report to be provided by Seller's Choice OR Snap NHD
- 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 #: 99, Park Name: Vista Meadows, Park Address: 155 Las Flores Dr., San Marcos, CA 92069, County: San Diego

Par. 2. ADDITIONAL DESCRIPTION:
Manufacturer's Name: Cavco Industries Inc. Model: GS 28563G
Date of Manufacture: 02/27/2019 Date of First Sale: 03/26/2020
Property is: Property Tax Rolls ***(check box)***
Approximate Width: 26'8" Approximate Length: 56'
Decal #: LBO2675
Serial #s: CAV130AZ1922988A, CAV130AZ1922988B
HCD #s: ARZ370523, ARZ370524

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: Olson Family Trust 09/12/80

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
Telephone: (760) 420-7531
Fax: (760)598-8018
Email: LeahColeRE1@gmail.com

- Buyer(s) must qualify with the park – minimum income & credit requirements; Contact the park for an application or with questions.
- The space rent is approx. $930/mo + utilities. Please confirm with the park management.
- Home must be owner occupied – no rentals allowed.
- This is an any age community.
- Park rules indicate that one small pet < 25 lbs 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) 727-1144 office / email: vistameadows2020@gmail.com