

Helpful Information for Submitting an Offer and FAQ

1. Please provide a pre-approval letter with proof of down payment funds OR Proof of Funds for all cash buyers (PLEASE NO SCREENSHOTS that don't show the buyer's name and address)
2. Seller is a Trust: KEVIN AND NANCY ANDERSON REVOCABLE TRUST 031417. Signers of the Trust are: Nancy Anderson and Kevin Anderson
3. Listing Agent is Michael Haas, DRE 01466140, michaelhaas@aare.com, cell: 760-580-7019
4. Co-Listing Agent is Mana Mahfoozi, DRE#01324956, Email: mana.mahfoozi@aare.com cell: 619-846-0168
5. Listing Office DRE #01862781
6. Listing Office Address: 12636 High Bluff Drive Suite 400, San Diego CA 92130
7. APN is: 771-580-60-78
8. RPA Paragraphs 3Q Guidance for a Cleaner Offer for Land Leased Manufactured Homes:
 - a. 3Q2 Wildfire Report = N/A
 - b. 3Q5 and 3Q6 Government Required Items = N/A
 - c. 3Q7 Escrow = EACH TO PAY THEIR OWN. **Please contact us for Escrow prior to submitting an offer.*
 - d. 3Q10 AND Q11 County and City Transfer Taxes = N/A
 - e. 3Q14 HOA Transfer Fees = N/A
 - f. 3Q8 There is no title for land leases= N/A
 - g. 3Q15 Private Transfer Fees= N/A
9. There is no HOA. There is a Park and the buyer must apply for approval (see CAR Form MHPA for details)
10. For the MHPA- here's the info to help you fill it out:
 - Paragraph 6A (HCD Fees) is usually both buyer/seller &
 - Paragraph 6B (Use Tax) is Buyer.
 - This is a Manufactured Home on **Leased Land** & here's the additional description:
 - DECAL: LAF6256
 - Manufacturer ID/Name GOLDEN AGE
 - Trade Name STURGIS
 - DOM 01/01/1977
 - DFS 03/14/1979
 - Serial Numbers:
 - 857A
 - 857B
 - Label/Insignia Number:
 - CAL046509
 - CAL046510
 - Length/Width: 62 x 24
 - On Tax Rolls
11. **PARK INFO**
 - Laguna Vista
 - 760-439-2911
 - judy@mhcmnc.com
12. **PARK BILL SAMPLE - please verify this information as it MAY BE SUBJECT TO CHANGE:**
 - a. Space rent is \$937.84, Cash or Chattel Loan Financing. (subject to change, please verify prior to submitting an offer)
 - b. Park also charges separately for trash, sewer and water (based on usage).
 - c. Owner pays for gas/electric, cable, internet on their own
 - d. SAMPLE PARK BILL IS UPLOADED AS A DOCUMENT IN THE MLS AS WELL

Thank you for submitting an offer! Any questions? Call or GroupText Michael at 760-580-7019 and Mana at 619-846-0168