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CALIFORNIA ASSOCIATION OF REALTORS®

MANUFACTURED HOME LISTING ADDENDUM

(C.A.R. Form MHLA, Revised 6/22)

The following terms and conditions are hereby incorporated in and made a part of the: Residential Listing Agreement, ☐ Other _____ ("Agreement"), dated ***December 12, 2025***, on property known as ***444 Anita St. #19, Chula Vista, CA 91911*** _____, in which ***Felix Gonzalez, Jr.*** is referred to as ("Seller") and ***Realty ONE Group Pacific*** is referred to as ("Broker").

1. TYPE OF MANUFACTURED HOME: (Check the applicable box below: **paragraphs A1, A2** or **B**.) (Check ONLY one box.)

A. PERSONAL PROPERTY MANUFACTURED HOME

(1) ☒ **A Manufactured Home On Leased Or Rented Land** (complete **paragraph 2**).
Space Number **19** Park Name ***Lynwood South Mobile Estates***
Park Address ***444 Anita St.***
City ***Chula Vista*** County ***San Diego*** CA, Zip Code ***91911***

OR (2) ☐ **A Manufactured Home To Be Sold With Real Property** (complete **paragraph 2**).
Real Property Situated in _____
City _____ County _____ CA, Zip Code _____
Assessor's Parcel No. _____
PURCHASE PRICE ALLOCATED AS FOLLOWS:
Manufactured Home $_____
Real Property $_____

OR B. ☐ **A REAL PROPERTY MANUFACTURED HOME** situated in (also complete applicable parts of **paragraph 2**):
City _____ County _____ CA, Zip Code _____
Assessor's Parcel No. _____
A real property manufactured home is one that meets the following requirements: **(i)** a building permit is obtained from local authorities pursuant to Health and Safety Code § 18551; **(ii)** the manufactured home is affixed to a foundation pursuant to Health and Safety Code § 18551; **(iii)** a certificate of occupancy is issued by local authorities; and **(iv)** there is recordation with the local authorities of a form pursuant to Health and Safety Code § 18551.

2. ADDITIONAL DESCRIPTION:
Manufacturer's Name ***Aurora*** Model ***Aurora***
Date of manufacture ***01/01/1968*** Date of first sale ***01/01/1968***
Property is: ☐ On Local Property Tax Roll or ☒ Annual Registration and in Lieu of Tax, (sale/use tax may apply). Property shall be registered with the Department of Housing and Community Development ("HCD"), which must be notified upon sale, unless **(i)** Property has been converted to real property and title and registration surrendered to HCD or **(ii)** otherwise specified in writing.
Approximate Width ***24*** Approximate Length ***60*** (without hitch) Expando Size ***N/A***
HCD/HUD License/Decal Number ***AAD8611***
Serial Numbers: 1. ***S420XX*** 2. ***S420XXU*** 3. _____
HCD/HUD Label/Insignia: 1. ***A228708*** 2. ***A228707*** 3. _____

3. ITEMS INCLUDED: Unless otherwise specified in a real estate purchase agreement, all fixtures and fittings that are attached to the Property are included, and personal property items are excluded, from the purchase price.

4. Paragraph 3D(2) of the Agreement is modified as follows: Provided the Property is or includes a personal property manufactured home, Broker is authorized to cooperate and compensate HCD licensed dealers per Broker's policy.

5. A. Seller agrees that on close of escrow Property shall be free of liens and encumbrances, recorded, filed, registered or known to Seller.

B. Seller agrees that evidence of title to the manufactured home, if personal property, shall be in the form of a duly endorsed, dated and delivered Certificate of Ownership; and Seller shall deliver the current Registration Certificate of Title as required by law.

C. Seller agrees, if applicable, to deliver as soon as possible to Broker, for submission to buyer, a copy of Seller's lease or rental agreement and all current park and/or Homeowners' Association rules and regulations, and to inform Broker of any changes to either during the Listing Period.

D. Seller represents that Property, if personal property, is either: **(i)** Located within an established mobilehome park as defined in California Health and Safety Code § 18214, and that advertising or offering it for sale is not contrary to any provision of any contract between Seller and mobilehome park ownership; OR **(ii)** that Property is located pursuant to a local zoning ordinance or permit on a lot where its presence has been authorized or its continued presence and such use would be authorized for a total an uninterrupted period of at least one year.

E. Seller has not assigned or sublet the Property.

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Seller's Initials Authentisign FGJ / _____

EQUAL HOUSING OPPORTUNITY

Norma Delgadillo Realtor® Phone: **6195043303** Fax: **(619) 476-3108** **Lynwood South**
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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Property Address: ***444 Anita St. #19, Chula Vista, CA 91911*** Date: ***12/12/2025***

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this Manufactured Home Listing Addendum.

Seller Felix Gonzalez, Jr. Date 12/12/2025
Felix Gonzalez, Jr.

Seller _____ Date _____

Real Estate Broker (Listing Firm) ***Realty ONE Group Pacific*** DRE Lic. # ***02134935***

By Norma L. Delgadillo DRE Lic. # ***01864865*** Date 12/12/2025
Norma L. Delgadillo

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