

OFFER INSTRUCTIONS for 1751 W Citracado Pkwy. #315

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

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- Titor 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 #: 315, Park Name: Casa De Amigos, Park Address: 1751 W Citracado Pkwy., Escondido, CA 92029, County: San Diego

Par. 2. ADDITIONAL DESCRIPTION:

Manufacturer's Name: Fleetwood

Model: Fleetwood

Date of Manufacture: 01/01/1978

Date of First Sale: 01/01/1980

Property is: Property Tax Roll (check box)

Approximate Width: 24'

Approximate Length: 60'

Decal #: LBF7670

Serial #s: CAFLZA804081399, CAFLZB804081399

HCD #s: CAL091047, CAL091048

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: Cynthia Sue Selph

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 MUST review other attachment (Summary of Qualifications) before viewing property or submitting offer.
- The space rent is approx. \$874.42/mo + utilities. Please confirm with the park management.
- Home must be owner occupied – no rentals allowed.
- Park rules indicate two small pets are permitted with prior approval by park management – there are breed restrictions.

If you have specific questions about the park rules or application process, you can reach the park manager, Marilyn Wilson at (760) 294-6039 / Email: cda@rutherfordinvestments.com