

# HELP US RESPOND QUICKLY TO YOUR OFFER!

## Offer Submission Instructions

Please submit all offers to [DesireeKates@gmail.com](mailto:DesireeKates@gmail.com) with the **Property Address & YOUR Clients Last Name in the subject line.** *i.e. 12824 El Rey Vista St. #143 – Jones Offer*

All documents should be submitted as **PDF attachments**. **\*\*Please DO NOT include links to Dropbox, Google Drive, DocuSign or any similar file sharing services. Files should be immediately accessible from the email message\*\***

**Seller is:** *Scott K. White, Diane L. White*

### **Services – Escrow, Title, NHD:**

- **Escrow:** Escrow Holder to be: Elite Escrow Services / Escrow Officer: Jenny Royle
- **Title:** There is **no** Owner's Title / Title Company, as this home is on leased land.
- **NHD:** First American NHD

### **Other Terms:**

- **Lender:** Your client's Lender **MUST** be able to lend on a mobile or manufactured home in a space lease / rent park. Otherwise known as a "Chattel" Loan.
- **Earnest Money Deposit:** **Minimum** of 2% of the purchase price.
- **Escrow Fees:** Buyer and Seller "Each to pay their own fees"

### **Info needed to complete C.A.R. form MH-PA:**

#### **Paragraph 1 – Type of Manufactured Home:**

- Check Par. 1.A – Manufactured Home on Leased Land
- Space Number: 143
- Park Name: Poway Royal Estates
- Park Address: 13300 Alpine Drive
- City: Poway
- County: San Diego
- Zip Code: 92064

#### **Paragraph 2 – Additional Description:**

- Manufacturer's Name: Golden West
- Model: GLE Series – 71GLE29603AH19
- Date of Manufacture: 07/26/2019
- Date of First Sale: 09/10/2019
- Property is: On Local Tax Roll (Check Box)
- Approximate Width: 28'8"
- Approximate Length: 61'
- HCD/HUD License/Decal Number: LB01784
- Serial Number: PER038707CAAAC / PER038707CABAC
- HCD/Hud Label/Insignia: RAD1541089 / RAD1541090

**Paragraph 6 – Additional Allocation of Costs:** Check A – Seller's Cost – Do **NOT** Check B (n/a)

**Poway Royal Estates Park Information:**

- This is an “All-Ages” Park – No Age Restrictions
- Buyer(s) MUST have Park Approval – Application is located in Doc’s section of the MLS OR contact Pam Equivel, Park Manager at 858-748-5308 for an applications and/or questions.
- Space Rent is: Approximately \$1,442 per month + Utilities. Please confirm w/Park Mngt.
- Pet Policy: 2 Pet Max – i.e. 2 dogs or 2 cats or 1 dog & 1 cat. Possible size restrictions

**Please complete ALL Agent information on the RPA (use MLS Connect in ZipForms or Type in):**

Keller Williams Realty – San Diego North Inland – Broker DRE#: 01870514

Desiree M. Kates – CA DRE#: 01377429

13400 Sabre Springs Pkwy., Suite 100, San Diego, CA 92128

**Mobile:** 858-967-8858

**Email:** [DesireeKates@gmail.com](mailto:DesireeKates@gmail.com)