*OFFER INSTRUCTIONS for 525 W El Norte Pkwy. #131, Escondido, CA 92026*

Lender MUST be able to lend on a Manufactured Home in a Condominium Park. Home is a PRE HUD, as it was built in 1970, so it does NOT currently have a recorded 433A, nor does it qualify for government loans such as VA, Fannie Mae, or FHA financing.

Preferred Lender: Cheryl Sutcliffe / Prime Lending / NMLS#: 450744
Email: cheryl.sutcliffe@primelending.com / Cell: (760) 560-8449

***Here are suggestions for writing the strongest offer:***

- Please shorten all contingency periods to shortest reasonable time frames.
- Please do NOT shorten RPA 3N(1) Seller Delivery of Documents to less than 7 days.
- NHD report to be provided by Seller's Choice OR Snap NHD.
- Escrow Holder to be: Chicago Title / Janet Lindsley OR Ticor Title / Maria Simmons
- Title company to be Chicago Title / Greg Whistler
- RPA 3Q5 & 3Q6 – Please do not mark as a Seller responsibility.

Please submit a Manufactured Or Mobile Home Purchase Addendum (C.A.R. Form MH-PA)

***Par 1. TYPE OF MANUFACTURED HOME:***
This is a Manufactured Home To Be Sold With Real Property, so check paragraph 1.A.(2)

***Par. 2. ADDITIONAL DESCRIPTION:***
Manufacturer's Name: CASA DE ORO Model: CASA DE ORO
Date of Manufacture: 01/01/1970 Date of First Sale: 01/01/1970
***Property is: The land is On Local Property Tax Roll AND the mobile home is on Registration (please check BOTH boxes)***
Approximate Width: 24' Approximate Length: 60
Decal #: ABJ7168
Serial #s: 5659XX, 5659XXU
HCD #s: A390397, A390398

***Par. 6. Additional Allocation of Costs:***
*It is customary for A. to be Seller's Cost and B. to be Buyer's Cost*

***Seller's Name:*** *Gary A Bond and Lynne M Bond, Trustees of the Bond 2011 Revocable Living Trust 08/18/11*

***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

***HOA requests that prospective Buyer conduct an interview with the HOA prior to opening escrow. Please contact Carol at P&K Management to begin that process. 760-746-9127***