



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 November 8, 2023, on property known as 1120 E Mission Rd 93, Fallbrook, CA 92028

in which Terra Firma Real Estate Inc is referred to as ("Seller") and eXp Realty of California, Inc. 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) [X] A Manufactured Home On Leased Or Rented Land (complete paragraph 2).

Space Number 93 Park Name Crestview Estates
Park Address 1120 Mission Rd
City Fallbrook County San Diego CA, Zip Code 92028

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 Golden West Inc Model Golden West 7709PN52001P
Date of manufacture 02-10-2000 Date of first sale 01-27-2001

Property is: [X] 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 9"10" Approximate Length 56' (without hitch) Expando Size
HCD/HUD License/Decal Number LBC5943

Serial Numbers: 1. GWCA21L27273A 2. GWCA21L27273B 3.
HCD/HUD Label/Insignia: 1. RAD1243431 2. RAD1243432 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.



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

Seller _____ Date _____
Terra Firma Real Estate Inc

Seller _____ Date _____

Real Estate Broker (Listing Firm) *eXp Realty of California, Inc.* DRE Lic. # *01878277*

By _____ DRE Lic. # *01872583* Date _____
Vaughn Douglass

© 2022, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

REBS Published and Distributed by:
REAL ESTATE BUSINESS SERVICES, LLC.
a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS®
525 South Virgil Avenue, Los Angeles, California 90020



MHLA REVISED 6/22 (PAGE 2 OF 2)

MANUFACTURED HOME LISTING ADDENDUM (MHLA PAGE 2 OF 2)

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

1120 Mission Rd