

OFFER INSTRUCTIONS for 1501 Anza Avenue Space 98

Buyer to complete all necessary documents & credit report w/fees & be park approved prior to close of escrow.

Please provide loan approval letter and/or proof of funds with offer.
Limited lending options.

Lender MUST be able to lend on a PRE-HUD Mobile Home in a “co-op share” park. To my knowledge 21st Mortgage is the ONLY lender who can lend in this type of community. A direct contact is Ryan Doolan 800-955-0021 ext. 1394.

Please submit RPA offer with a Manufactured or Mobile Home Purchase Addendum (C.A.R. Form MH-PA). I have attached a draft form to assist with completing this form.

Seller's Names: Virginia R. Henning
 Karen M. Schneider
 Kathleen Brunner

Seller's Brokerage Firm: Sunny Beach Realty Group, CA-DRE
#01207466
Seller's Agent: Jana Steenbock, CA-DRE #01207466
Cell Phone: 760-213-5222
Email: jana.steenbock@gmail.com

Additional Information for a stronger offer:

NHD report provided by MyNHD.com
Escrow Holder to be with Eager Escrow-Jeannie Miller
There is NO Owner's Title / Title company for this type of property
Seller will provide termite report/clearance
Seller will provide home warranty (Buyer's choice)

Home is on HCD registration - approximately \$65/yr. Due June/2025
Land is on local property tax - APN# 173-032-15-21