

OFFER INSTRUCTIONS for 1501 Anza Avenue Space 37

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.

CDV is a "co-op share" park. Management will issue a share certificate to the new owner(s) representing 1/104th share in the entire community.

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: Karen L. Metzker

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.

Land is on local property tax - APN# 173-032-14-37