



MOBILE HOME LISTING ADDENDUM/DISCLOSURE

1. It is hereby agreed this Addendum is to be considered a part of the Listing Agreement pertaining to the manufactured home referenced below and/or Purchase Contract executed by the undersigned Buyer(s) and Seller(s) situated in _____, County of _____, described as _____.
 2. **TYPE OF MANUFACTURED HOME:** (Check box below which applies: A(1), A(2) or B. Check ONLY one):
 - A. **PERSONAL PROPERTY MANUFACTURED HOME**
 - (1) **A Manufactured Home On Leased Or Rented Land** (complete paragraph 2A(3)).
Space Number _____ Park Name _____
 - (2) **A Manufactured Home To Be Sold With Real Property** (complete paragraph 2A(3)) described as _____

PURCHASE PRICE ALLOCATED AS FOLLOWS: Manufactured Home \$ _____ Land\$ _____

 - (3) **ADDITIONAL DESCRIPTION:** (For personal property manufactured home only)
 Manufacturer's Name _____ Model _____ Date Of Manufacture _____ Date Of First Sale _____
 Property is: On Local Property Tax Roll, Department of Housing and Community Development ("HCD") registered (Use Tax Applies).
 Approximate Width _____ Approximate Length _____ (Without Hitch) Expando Size _____
 HCD/HUD License/Decal Number _____
 SERIAL NUMBERS: 1. _____ 2. _____ 3. _____
 HCD/HUD Label/Insignia 1. _____ 2. _____ 3. _____
 - B. **A REAL PROPERTY MANUFACTURED HOME** (a real property manufactured mobile home is one that meets the following requirements:
 - (1) a building permit is obtained from local authorities pursuant to Health and Safety Code § 18551, (2) the manufactured home is affixed to a foundation pursuant to Health & Safety Code § 18551, (3) a certificate of occupancy is issued by local authorities, and (4) there is recordation with the local authorities of a form pursuant to Health and Safety Code §18551.)
3. **TITLE AND COMPLIANCE WITH MANUFACTURED HOME LAWS:**
 - A. Seller warrants that Seller and no other persons have title to the Property, except as follows: _____
 - B. **Seller agrees** Property shall be free of liens and encumbrances, recorded, filed, registered or known to Seller.
 - C. **Seller agrees** that (1) 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 (2) Seller shall deliver the current Registration Certificate of Title as required by law.
 - D. **Seller represents** that Property, if personal property, is either: (1) 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 (2) 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 and uninterrupted period of at least one year.
 - E. If applicable, Seller agrees 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.
4. Buyer and Seller hereby acknowledge that though true to the best of Broker's knowledge, Broker does not guarantee, warrant or represent the completeness or truthfulness of the above information. Such information is being provided by Broker based solely on information provided by or represented by others. Should the accuracy, truthfulness or completeness of the above be of importance to Buyer, Buyer is hereby encouraged to investigate and verify same prior to proceeding with this transaction.

Date

Date

Buyer

Seller

Buyer

Seller