

513 43rd St.
SULLINS
594.88-RENT

NOTICE OF INTENT TO SELL

The following guidelines are provided to help you avoid delays in closing your sale in a timely manner:

1. ALL prospective buyers MUST be approved by Royal Palms in order to sign Lease for the mobilehome site.
2. A buyer will not be considered for approval unless your rent is current.
3. Management will not defer rent monies due pending the close of escrow. Until your sale is completed and your buyer has entered into a lease with Management your full monthly rental amount is due on the 1st of each month. Any prorations of rent must be made between you and your buyer.
4. Please instruct your buyer to contact the Park office to pick up an "APPLICATION FOR OCCUPANCY" form. This application must be completed by the buyer. A credit report will be taken on the buyer and is used in deciding their approval.
5. The buyer cannot occupy the home until proof of the transfer of ownership has been applied for. This can be done in one of the following ways:
 - a. If the sale is being made using an escrow then a copy of the closed Escrow paper must be given to Management.
 - b. If the seller and buyer are handling the transaction themselves then either the ORIGINAL pink slip or the ORIGINAL "Certificate of Title" must be filled out and signed off. Management needs to see one of these ORIGINAL forms in order to make a copy for the Park's files.
 - c. The home cannot be occupied until the buyer (s) has entered into a Lot . Rental Agreement with the Park Management.
6. The premises including the exterior of the mobilehome, shed(s), fences or any other structures and the landscaping must be in an acceptable condition at the time of the sale. Management will inspect your space and if corrections are necessary, Management will give you a written list of what must be done.

7. Signs

Per section 798.70 of the California Civil Code, Article 7, Transfer of Mobilehome:

A home owner, an heir, joint tenant or personal representative of the estate who gains ownership of a mobilehome in the Mobilehome Park through the death of the owner of the mobilehome who was a homeowner at the time of his or her death, or the agent of any such person, may advertise the sale or exchange of his or her mobilehome by displaying a sign in the window of the mobilehome, or by a sign posted on the side of the mobilehome facing the street, or by a sign in front of the mobilehome facing the street, stating that the mobilehome is for sale or exchange... The sign shall state the name, address, and telephone number of the owner of the mobilehome or his or her agent and the sign face shall not exceed 24 inches in width and 36 inches in height. Signs posted in front of a mobilehome pursuant to this section may be of an H-frame or A-frame design with the face perpendicular to, but not extending into, the street. Homeowners may attach to the sign, or their mobilehome, tubes or holders for leaflets which provide information on the mobilehome for sale, or exchange...

One "Open House" sign no larger than 4" high and 24" wide is allowed: No other sign, balloons, banners or other "Attention Getters" will be allowed on the lot or anywhere else on Park property, including the front entrance.

I, (WE) have read and understood these guidelines.

Home Size _____ MFR Name _____ Date Built _____

Name _____
Please Print

Signature _____