



- PARTIES AND PROPERTY:** This is an addendum to the Manufactured Home Purchase Agreement and Joint Escrow Instructions ("Agreement"), dated \_\_\_\_\_ on property known as \_\_\_\_\_ ("Property") between \_\_\_\_\_ ("Buyer") and \_\_\_\_\_ ("Seller").  
Buyer is represented by \_\_\_\_\_ ("Broker or Dealer").  
Seller is represented by \_\_\_\_\_ ("Broker or Dealer").
- SALE OF USED MANUFACTURED HOME OR MOBILEHOME:** As provided in California Health and Safety Code §§ 18025 and 18046 and California Civil Code §1102, a used manufactured home or mobilehome may be sold in its present physical condition when using a real estate licensee or a dealer licensed under the Health and Safety Code so long as certain disclosures are made.
- OCCUPYING A USED MANUFACTURED HOME OR MOBILEHOME:** Even though a manufactured home or mobilehome may be sold in its present physical condition, the Mobilehome Parks Act (Health and Safety Code §§18200 through 18700) prohibits the occupancy of a manufactured home or mobilehome wherever located and any recreational vehicle located in a mobilehome park not meeting certain standards. Those standards are set forth in Health and Safety Code §18550 as follows: It is unlawful for any person to use or cause, or permit to be used for occupancy, any of the following manufactured homes or mobilehomes wherever the manufactured homes or mobilehomes are located, or recreational vehicles located in mobilehome parks:
  - Any manufactured home, mobilehome, or recreational vehicle supplied with fuel, gas, water, electricity, or sewage connections unless the connections and installations conform to regulations of the department.
  - Any manufactured home, mobilehome, or recreational vehicle that is permanently attached with underpinning or foundation to the ground, except for a manufactured home or mobilehome bearing a department insignia or federal label, that is installed in accordance with this part.
  - Any manufactured home or mobilehome that does not conform to the registration requirements of the department.
  - Any manufactured home, mobilehome, or recreational vehicle in an unsafe or unsanitary condition.
  - Any manufactured home, mobilehome, or recreational vehicle that is structurally unsound and does not protect its occupants against the elements.
- RELEASE AND HOLD HARMLESS:** Broker and Dealer recommend Buyer obtain an inspection to determine if the Property is in compliance with these requirements. Broker and Dealer do not have expertise in this area. Buyer agrees to: release, indemnify, defend and hold Broker, Dealer and Seller harmless from all claims, disputes, litigation, judgments, costs and attorney fees arising from Buyer's occupancy of the Property if it is in violation of Health and Safety Code §18550.

By signing below, Buyer and Seller acknowledge that each has read, understands and received a copy of this Manufactured Home Advisory Addendum and Release. Buyer and Seller are encouraged to read it carefully.

Date \_\_\_\_\_ Date \_\_\_\_\_  
 BUYER \_\_\_\_\_ BUYER \_\_\_\_\_  
 (Print name) (Print name)  
 (Address) \_\_\_\_\_

Date \_\_\_\_\_ Date \_\_\_\_\_  
 SELLER \_\_\_\_\_ SELLER \_\_\_\_\_  
 (Print name) (Print name)  
 (Address) \_\_\_\_\_

Real Estate Broker or Dealer (Selling Firm) \_\_\_\_\_ DRE or HCD Lic. # \_\_\_\_\_  
 By \_\_\_\_\_ DRE or HCD Lic. # \_\_\_\_\_ Date \_\_\_\_\_  
 Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

Real Estate Broker or Dealer (Listing Firm) \_\_\_\_\_ DRE or HCD Lic. # \_\_\_\_\_  
 By \_\_\_\_\_ DRE or HCD Lic. # \_\_\_\_\_ Date \_\_\_\_\_  
 Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

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Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

