



Mobile/Manufactured Home Purchase

Revised 12/24

**if applicable*

SALES DOCUMENTATION

-Residential Purchase Agreement (RPA)

-Seller Counter Offer #1 (SCO or SMCO)*

-Buyer Counter Offer #1*

-Seller Counter Offer #2+*

-Buyer Counter Offer #2+*

-Buyer Homeowners Insurance Advisory (BHIA)

-Buyer's Inspection Advisory (BIA)

-California Consumers Privacy Act Advisory (CCPA)

-Buyer Contingency Removal # 1 (CR-B)

-Buyer Contingency Removal # 2+* (CR-B)

-Buyer Representation and Broker Compensation Agreement (BRBC)

-Broker Compensation Advisory (BCA)

-Disclosure Regarding RE Agency (AD-Buyer)

-Earnest Money Deposit (EMD)

-Escrow Holder Acknowledgment (Pg 16)

-Fair House & Discrimination Advisory (FHDA)

-Manufactured or Mobile Home Purchase Addendum (MH-PA)

-MLS Pending Report

-Possible Rep of More than One Buyer/Seller (PRBS)

-Property Profile / Tax Report

-Proof of Funds

-Pre-Approval Letter

-Wire Fraud Advisory (WFA)

-Addendum(s)*

-Additional Agent Acknowledgment (AAA)*

-Agency Confirmation (AC)*

-Amendment of Existing Terms (AEA)*

-Assignment of Agreement (AOAA)*

-Buyer Identification of Preferences And Properties (BIPP) *Use strongly encouraged

-Buyer Financial And Personal Information (BFPI) *Use strongly encouraged

-Buyer Material Issues For A Specific Property (BMI-SP) *Use strongly encouraged

-Cancellation or Termination of Contract*

-Contingency of Buyers Sale (COP)*

-Demand to Close (DCE)*

-Designated Electronic Delivery Address Amendment (DEDA)*

-Escrow Commission Instructions*

-Escrow Opening Package*

-Extension of Time Addendum (ETA)*

- FHA/VA Amendatory Clause (FVAC)*
- Manufactured Home Dealer Addendum (MHDA)*
- Non-Contingent Offer Advisory (NCOA)*
- Notice to Buyer to Perform (NBP)*
- Notice to Seller to Perform (NSP)*
- Notice of Broker Involved Properties (NBIP) *Required if there is a non exclusive BRBC or PSRA on file
- Probate Advisory (PA)*
- Probate Agreement Purchase Addendum (PA-PA)*
- Property Showing And Representation Agreement (PSRA)*
- RCSD – Buyer*
- RCSD – Seller*
- Rent Cap and Just Cause Addendum (RCJC)*
- Request for Repairs (RR)*
- Response to Repair Request (RRRR)*
- Residential Lease After Sale (RLAS)*
- Seller in Possession Addendum (SIP)*
- Seller's Purchase of Replacement Property (SPRP)*
- Septic, Well, Property Monument and Propane Addendum (SWPI)*
- Single Party Compensation Agreement (SP)*
- Tenant Occupied Property Addendum (TOPA)*
- Tenant Estoppel (TEC)*
- Income and Expenses*
- Lease(s)*
- Trust Advisory (TA)*
- Misc. Sales Documentation*

DISCLOSURES

- AVID – Listing Agent**
- AVID – Selling Agent**
- Homeowners Guide to Environmental Hazards Receipt**
- Market Conditions Advisory (MCA)**
- Mobile Home Transfer Disclosure Statement (MHTDS)**
- Radius Affiliated Business Disclosure**
- Seller Property Questionnaire (SPQ)**
- Square Footage and Lot Size Disclosure and Advisory (SFLS)**
- Statewide Buyer & Seller Advisory (SBSA)**
- USE OF NON-STANDARD FORMS ADVISORY (NSF)**
- Water Conserving Fixtures and Carbon (WCMD)**
- Buyer's Affidavit (AB)*
- Buyer's Homeowner Association Advisory (BHAA)*
- Buyer's Investigation Elections (BIE)*
- Earthquake Hazards Report (1960)*
- Exempt Seller Disclosure (ESD)*
- Fire Hardening & Defensible Space (FHDS)*
- Wildfire Disaster Advisory (WFDA)*

- For Your Protection (HID)*
- Lead-Based Paint Disclosure (LPD) (1978)*
- Local Area Disclosures*
- Mobile Home Park Application*
- Mobile Home Park Lease/Space Rental Agreement*
- Property Visit and Open House Advisory (PVOH)*
- Solar Advisory & Questionnaire (SOLAR)*
- Water Heater Smoke Detector (WHSD)*
- Miscellaneous Disclosures*

REPORTS

- Home Inspection – Buyer Ack (or BIW)**
- Home Warranty**
- Certificate of Title – Buyer Ack**
- Natural Hazards Disclosure Report**
- NHD Signature Page**
- Pest Inspection – Buyer Ack (or BIW)**
- CalFire Report (If Required by the FHDS)*
- CC&Rs – Buyer Ack*
- HOA Docs – Buyer Ack*
- Mobile Home Park Rules w/Buyer Ack*
- Pest Clearance Report – Buyer Ack*
- Other Inspections – Buyer Ack*

CLOSING DOCUMENTATION

- Broker Closing Package**
- Radius Commission Demand**
- Final Closing Statement**
- MLS Sold Report**
- Qualified Substitute**
- Verification of Property Condition (VP)**
- Communications Log*
- Misc. Closing Documentation*