

AS-IS PURCHASE AND SALE AGREEMENT FOR MANUFACTURED HOME

This Purchase and Sale Agreement ("Agreement") is entered into on this ___ day of _____, 2025, by and between:

Seller:

Name: County of San Mateo

Address: 264 Harbor, Bldg. A., San Mateo, CA 94002

Phone: 650-802-3300

Buyer:

Name: _____

Address: 830 Stone Pine Road, #_____, Half Moon Bay, CA 94019

Buyer:

Name: _____

Address: 830 Stone Pine Road, #_____, Half Moon Bay, CA 94019

Buyer:

Name: _____

Address: 830 Stone Pine Road, #_____, Half Moon Bay, CA 94019

1. Property Description

The Seller agrees to sell and the Buyer agrees to purchase the following manufactured home:

Make: _____

Model: _____

Year: _____

Decal Number: _____

Serial Number(s): _____

Location: Stone Pine Cove Community, 830 Stone Pine Road, #_____, Half Moon Bay, CA 94019

The parties understand and agree that this sale does not include the land on which the manufactured home is located.

2. Purchase Price

The total purchase price is \$_____, to be paid in full by Buyer concurrent with execution of this Agreement via financing provided by Seller pursuant to that certain STONE PINE COVE LOAN AGREEMENT, RESTRICTIONS AND SECURITY AGREEMENT, dated of even date herewith.

3. Condition of Property

Buyer acknowledges and agrees that the manufactured home is sold "AS IS", with all faults, defects, or needed repairs, whether known or unknown. Seller makes no warranties, express or implied, including but not limited to warranties of condition, habitability, or fitness for a particular purpose.

Buyer has had the opportunity to inspect the home and accepts it in its current condition.

4. Transfer of Ownership

Seller agrees to deliver any and all documents required to transfer title of the manufactured home to Buyer upon receipt of full payment, subject to the requirements of and processing by the California Department of Housing and Community Development (HCD). The parties agree to cooperate with HCD and/or other relevant government agencies to properly transfer title.

5. Taxes, Fees

All property and/or sales or use taxes and registration fees incurred in connection with and/or following the purchase and sale of the property shall be the responsibility of the Buyer.

6. Governing Law

This Agreement shall be governed by the laws of the State of California.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Seller:

Signature: _____

Name/title: Director, Department of Housing

Date: _____

[INSERT NOTARIZATION]

Buyer:

Signature: _____

Name: _____

Date: _____

[INSERT NOTARIZATION]

Buyer:

Signature: _____

Name: _____

Date: _____

[INSERT NOTARIZATION]

Buyer:

Signature: _____

Name: _____

Date: _____

[INSERT NOTARIZATION]