

MOBILE HOME BILL OF SALE

ALL STATES

SELLER

SELLER FULL NAME

PHONE

SELLER MAILING ADDRESS

EMAIL

BUYER

BUYER FULL NAME

PHONE

BUYER MAILING ADDRESS

EMAIL

MANUFACTURED / MOBILE HOME DESCRIPTION

YEAR

MANUFACTURER / MAKE

MODEL

SIZE / DIMENSIONS (e.g. 16 x 80)

BEDROOMS

BATHROOMS

SERIAL NUMBER / VIN

HUD LABEL NUMBER(S)

TITLE NUMBER(S)

TITLING STATE

CURRENT LOCATION OF HOME (park / community name, lot, address)

SALE TERMS

PURCHASE PRICE (\$)

DEPOSIT / DOWN PAYMENT (\$)

BALANCE DUE (\$)

DATE OF SALE

METHOD OF PAYMENT (cash, financing, trade)

ITEMS INCLUDED IN SALE (appliances, skirting, steps, A/C unit, shed, etc.)

TITLE STATUS — WHAT IS BEING CONVEYED

Check ONE of the two boxes below. This determines whether legal title passes with this sale, and it changes what the Seller is promising. Both parties should read this section carefully before signing.

A. SELLER IS THE OWNER OF RECORD — TITLE WILL BE TRANSFERRED

Seller is the person or entity listed as owner on the certificate of title and will deliver the title, properly endorsed, so the Buyer can apply to have it transferred into the Buyer's name. Section 4 (Seller Warranty of Title) applies.

B. SELLER IS NOT THE OWNER OF RECORD — BILL OF SALE ONLY, NO TITLE CONVEYED

Seller is NOT listed as owner on the certificate of title, or no title is available. This document transfers only whatever right, title, interest, and possession the Seller actually has in the home — it does NOT convey legal title and is NOT a substitute for a certificate of title. Section 5 applies instead of Section 4.

IF BOX B: EXPLAIN THE SELLER'S BASIS FOR POSSESSION AND RIGHT TO SELL (e.g. abandonment, heirship, park lien, unrecorded prior sale, lost title)

IS A CERTIFICATE OF TITLE AVAILABLE? (yes / no / lost)

NAME(S) ON TITLE, IF KNOWN

IMPORTANT IF BOX B IS CHECKED

A bill of sale alone does not make the Buyer the legal owner of record. The Buyer may be unable to title, register, insure, finance, or resell the home without completing a separate state process, which may include a duplicate title, a bonded title, an abandoned-property procedure, or a court order — and in some cases may not be possible at all. Both parties are strongly advised to consult an attorney licensed in the state where the home is located BEFORE money changes hands.

TERMS AND CONDITIONS

1. **TRANSFER.** In consideration of the purchase price stated above, the Seller sells, transfers, and conveys to the Buyer the manufactured/mobile home described above, to the extent of the Seller's interest as identified in the Title Status section above.
2. **CONDITION — SOLD AS IS.** Unless otherwise stated in writing, the home is sold "AS IS, WHERE IS," with all faults and without any warranty of merchantability or fitness for a particular purpose. The Buyer has had the opportunity to inspect the home and accepts it in its present condition.
3. **LIENS AND ENCUMBRANCES.** The Seller discloses all liens, loans, judgments, unpaid lot rent, and unpaid taxes known to the Seller that affect the home. Any undisclosed encumbrance remains the responsibility of the Seller.

EXISTING LIENS, UNPAID LOT RENT, OR ENCUMBRANCES (write "NONE" if none)

4. SELLER WARRANTY OF TITLE — APPLIES ONLY IF BOX A IS CHECKED. The Seller warrants that they are the lawful owner of record, that the home is free of all liens and encumbrances except as disclosed above, that the Seller has full authority to sell and transfer it, and that the Seller will deliver a properly endorsed certificate of title to the Buyer.

5. NO WARRANTY OF TITLE — APPLIES ONLY IF BOX B IS CHECKED. The Seller makes NO warranty of title and does not represent that the Buyer will be able to obtain a certificate of title. The Seller conveys only the interest and possession the Seller actually holds, and the Buyer accepts that interest with all risk that legal title may be defective, encumbered, held by another party, or unobtainable. The Seller does warrant that the Seller has not stolen the home, is not knowingly selling property belonging to another without right, and has disclosed all facts known to the Seller about the ownership and title history. The Buyer acknowledges having read and understood this paragraph.

BUYER INITIALS — I UNDERSTAND SECTION 5 (if Box B)

SELLER INITIALS — SECTION 5 (if Box B)

6. TAXES AND FEES. Unless otherwise agreed in writing, the Buyer is responsible for all transfer taxes, title fees, and registration costs associated with transferring ownership.

7. ENTIRE AGREEMENT. This document represents the entire agreement between the parties regarding the sale of the home and supersedes any prior oral or written understandings. It is governed by the laws of the state where the home is located.

SIGNATURES

SELLER SIGNATURE

DATE

SELLER PRINTED NAME

BUYER SIGNATURE

DATE

BUYER PRINTED NAME

NOTARY ACKNOWLEDGMENT (IF REQUIRED IN YOUR STATE)

STATE OF

COUNTY OF

DATE

NOTARY PUBLIC SIGNATURE

COMMISSION EXPIRES

DISCLAIMER — CONSULT AN ATTORNEY IN YOUR STATE: This template is provided free of charge for general informational purposes only and does not constitute legal advice. Requirements for the sale, financing, and titling of manufactured and mobile homes vary by state and locality, and this form is written for general use rather than any one state. Before signing or using this document in an actual transaction, consult an attorney licensed in the state and locality where the home is located, and confirm the current requirements with the state agency responsible for manufactured home titles. MH Command Pro makes no warranty as to the enforceability or suitability of this form.