MOBILE HOME PURCHASE AGREEMENT

ALL STATES

PARTIES

SELLER FULL NAME

PHONE

SELLER MAILING ADDRESS

BUYER FULL NAME

PHONE

BUYER MAILING ADDRESS

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)

PRICE AND PAYMENT TERMS

PURCHASE PRICE ($)

EARNEST MONEY / DEPOSIT ($)

BALANCE DUE AT CLOSING ($)

AGREEMENT DATE

CLOSING DATE

POSSESSION DATE

METHOD OF PAYMENT (cash, bank financing, seller financing — describe)

ITEMS INCLUDED IN SALE (appliances, skirting, steps, A/C, shed, furnishings)

CONTINGENCIES

This Agreement is contingent on the conditions checked below. If a contingency is not satisfied or waived in writing by its deadline, the Buyer may terminate this Agreement and the earnest money shall be returned as provided below.

☐ **INSPECTION CONTINGENCY**

Buyer may inspect the home at Buyer's expense and terminate if the results are unsatisfactory.

☐ **FINANCING CONTINGENCY**

Buyer's obligation is contingent on obtaining financing on terms acceptable to Buyer.

☐ **TITLE CONTINGENCY**

Seller must deliver clear, transferable title free of undisclosed liens.

☐ **PARK / COMMUNITY APPROVAL**

Sale is contingent on Buyer being approved for tenancy by the community, if the home remains on its current lot.

INSPECTION DEADLINE	FINANCING DEADLINE	PARK APPROVAL DEADLINE

TERMS AND CONDITIONS

1. AGREEMENT TO BUY AND SELL. The Seller agrees to sell and the Buyer agrees to buy the manufactured/mobile home described above on the terms stated in this Agreement.

2. CONDITION. Unless otherwise stated in writing, the home is sold in its present condition, "AS IS," subject to the Buyer's inspection rights above. The Seller shall not remove any included item or allow the home to deteriorate before closing.

3. TITLE AND LIENS. At closing the Seller shall deliver the title properly endorsed to the Buyer, free of all liens and encumbrances except those disclosed and accepted in writing. The Seller is responsible for satisfying any existing lien from the sale proceeds.

4. CLOSING COSTS AND TAXES. Unless otherwise agreed below, the Buyer pays title transfer and registration fees and the Seller pays any amounts required to release existing liens. Property taxes and lot rent are prorated as of the possession date.

ALLOCATION OF CLOSING COSTS (describe any different arrangement)

5. RISK OF LOSS. Risk of loss or damage to the home remains with the Seller until possession transfers to the Buyer.

6. DEFAULT AND EARNEST MONEY. If the Buyer defaults, the Seller may retain the earnest money as liquidated damages unless stated otherwise below. If the Seller defaults, the earnest money shall be returned to the Buyer, who retains any other remedies available at law.

EARNEST MONEY / DEFAULT TERMS (if different from above)

7. ENTIRE AGREEMENT. This Agreement contains the entire understanding of the parties and may be modified only in a writing signed by both. It is governed by the laws of the state where the home is located.

ADDITIONAL TERMS

SIGNATURES

SELLER SIGNATURE

DATE

SELLER PRINTED NAME

BUYER SIGNATURE

DATE

BUYER PRINTED NAME

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.