MOBILE HOME BILL OF SALE

1. 1. Seller and Buyer

MOBILE HOME BILL OF SALE. Date of Sale: [DATE OF SALE]. SELLER: [SELLER FULL NAME], address [SELLER ADDRESS], phone [SELLER PHONE], email [SELLER EMAIL]. BUYER: [BUYER FULL NAME], address [BUYER ADDRESS], phone [BUYER PHONE], email [BUYER EMAIL]. The Seller represents being the lawful owner of the manufactured home described below and having full authority to sell it. If the home is titled in more than one name, every owner of record must sign this document. Both parties confirm being of legal age to complete this transaction.

2. 2. Description of the Manufactured Home

The Seller sells and transfers to the Buyer the following manufactured or mobile home (the "Home"): Year: [YEAR]. Manufacturer: [MANUFACTURER]. Model or trade name: [MODEL]. Size: [WIDTH] by [LENGTH] feet, approximately [SQUARE FOOTAGE] square feet. Configuration: [SINGLE-WIDE / DOUBLE-WIDE / TRIPLE-WIDE]. Serial number or VIN, section 1: [SERIAL NUMBER 1]. Section 2, if applicable: [SERIAL NUMBER 2]. Section 3, if applicable: [SERIAL NUMBER 3]. HUD certification label number, section 1: [HUD LABEL 1]. Section 2, if applicable: [HUD LABEL 2]. Section 3, if applicable: [HUD LABEL 3]. Data plate location: [DATA PLATE LOCATION, e.g., inside a kitchen cabinet or bedroom closet]. Current location of the Home: [PHYSICAL ADDRESS, COMMUNITY NAME, AND LOT NUMBER]. Known defects, including any history of roof leak, water damage, mold, floor rot, or structural repair: [KNOWN DEFECTS, or NONE KNOWN].

3. 3. Property Classification and Title

Select one. (a) Personal property: the Home is titled as personal property under certificate of title number [TITLE NUMBER] issued by [TITLE STATE AND AGENCY], and ownership transfers by assignment of that title together with this Bill of Sale. (b) Real property: the Home has been permanently affixed to the land at [LEGAL DESCRIPTION OR PARCEL NUMBER] and the title has been surrendered or retired, so the Home transfers with the land by deed rather than by this Bill of Sale, which serves only as supporting documentation. The Seller warrants that the Home is free of all liens, security interests, and encumbrances, except: [DISCLOSED LIEN OR NONE], and will deliver a written lien release from any lienholder within [LIEN RELEASE PERIOD, e.g., ten days] of the sale. The Seller will sign the certificate of title over to the Buyer and complete any state transfer, tax clearance, or moving permit form required in [STATE] at the time of sale.

4. 4. Included Appliances, Fixtures, and Excluded Items

The sale includes the following, each in the condition noted: refrigerator [CONDITION], range and oven [CONDITION], dishwasher [CONDITION], washer and dryer [CONDITION], furnace and central air conditioning [TYPE / AGE / CONDITION], water heater [TYPE / AGE], window coverings [CONDITION], ceiling fans and light fixtures, built-in cabinetry, skirting [MATERIAL / CONDITION], steps and landings, awning or carport [CONDITION], shed or storage building [INCLUDED / NOT INCLUDED], deck or porch [CONDITION], and central heating and plumbing fixtures. Roof type and last replacement or coating date: [ROOF TYPE / DATE]. Excluded items that remain with the Seller: [EXCLUDED ITEMS, e.g., personal belongings, portable appliances, freestanding furniture]. Any item not listed above is excluded unless the parties add it in writing before closing.

5. 5. Purchase Price and Payment

The total purchase price of the Home is [PURCHASE PRICE] ([PRICE IN WORDS] dollars). Payment is made by [PAYMENT METHOD, e.g., cash, cashier check, bank transfer, escrow, chattel loan]. Select one. (a) Paid in full: the Seller acknowledges receiving the full purchase price on [PAYMENT DATE]. (b) Deposit and balance: a deposit of [DEPOSIT AMOUNT] was received on [DEPOSIT DATE], with the balance of [BALANCE AMOUNT] due at closing on [CLOSING DATE]; the title and keys are released only on payment in full. (c) Financed: the Buyer is obtaining a chattel or manufactured home loan from [LENDER NAME], and this sale is contingent on funding by [FINANCING DEADLINE]. (d) Seller financing: the Buyer will pay [INSTALLMENT AMOUNT] per month under a separate promissory note dated [NOTE DATE], and the Seller retains a lien on the title until the balance is paid in full. Any sales or use tax and any title transfer fee are the responsibility of [PARTY RESPONSIBLE FOR TAX AND FEES].

6. 6. Lot Rent, Community Approval, and Taxes

The Home is located in [COMMUNITY NAME] on lot [LOT NUMBER], at a current lot rent of [LOT RENT] per month. This sale is contingent on the Buyer being approved for tenancy by the community owner or management by [APPROVAL DEADLINE]; if approval is denied, the deposit is refunded in full and neither party has further obligation. The Buyer will sign a lot lease directly with the community and acknowledges that lot rent, community rules, and any entry or transfer fee are set by the community and not by the Seller. The Seller will pay all lot rent, utility charges, and personal property taxes assessed against the Home through the transfer date, and will provide written proof of payment or a tax clearance certificate where the state requires one for title transfer. Any unpaid amount discovered after closing that relates to a period before the transfer date remains the responsibility of the Seller.

7. 7. As-Is Sale, Inspection, and Disclosures

THE HOME IS SOLD "AS IS, WHERE IS," WITH ALL FAULTS AND WITHOUT ANY WARRANTY, EXPRESS OR IMPLIED, INCLUDING NO WARRANTY OF MERCHANTABILITY, HABITABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. The Buyer has had the opportunity to inspect the Home and to commission an independent inspection at the expense of the Buyer, including of the roof, floors, walls, plumbing, electrical system, HVAC, skirting, and the piers, blocking, and tie-downs beneath the Home, and accepts it in its present condition. The Seller makes no representation about compliance with any current building, installation, or energy standard, and the Buyer acknowledges that homes built before June 15, 1976 predate the federal HUD construction standard, may lack a HUD label, and can be difficult to finance, insure, relocate, or place in a community. The Seller discloses the following as required by applicable law: [REQUIRED DISCLOSURES, e.g., lead-based paint for pre-1978 homes, known flood history, prior insurance claims]. This provision does not excuse intentional misrepresentation about known damage.

8. 8. Transfer of Possession, Moving, and Utilities

Ownership and all risk of loss pass to the Buyer on [TRANSFER DATE] at [TRANSFER TIME], when possession, keys, the signed title, the data plate information, and all available manuals and service records are delivered. Select one. In place: the Home remains on lot [LOT NUMBER] and the Buyer assumes responsibility for it there from the transfer date. To be moved: the Buyer is responsible for obtaining any state or local moving permit, hiring a licensed transporter and installer, and paying all costs of disconnection, transport, setup, tie-down, and skirting, and will remove the Home from its current location by [REMOVAL DEADLINE]. The Buyer will transfer all utility accounts into the name of the Buyer effective on the transfer date, and the Seller will request final readings and close its accounts. The Buyer is responsible for insuring the Home from the transfer date and acknowledges that lot rent for the period after the transfer date is the responsibility of the Buyer.

9. 9. Governing Law, Entire Agreement, and Signatures

This Bill of Sale is governed by the laws of the State of [GOVERNING STATE], with venue in the courts located in [COUNTY AND STATE]. It is the entire agreement between the parties about the Home and replaces any listing, advertisement, or verbal statement made before signing; any change must be in writing and signed by both parties. If any provision is unenforceable, the remainder stays in effect. SELLER: [SELLER FULL NAME]. Signature: ______________________. Date: [DATE]. CO-OWNER (if titled jointly): Signature: ______________________. Printed Name: [NAME]. Date: [DATE]. BUYER: [BUYER FULL NAME]. Signature: ______________________. Date: [DATE]. NOTARY ACKNOWLEDGMENT (commonly required for manufactured home title transfers): State of [STATE], County of [COUNTY]. Subscribed and sworn before me on [DATE] by [NAMES]. Notary Signature: ______________________. My commission expires: [EXPIRATION DATE].

10. Disclaimer

This template is provided for general informational purposes only and is not legal advice. Manufactured home transfers are governed by state law and vary substantially: some states title these homes through the motor vehicle agency, others through a housing or manufactured housing division, and a home affixed to land may have to be transferred by deed instead. Many states require a tax clearance certificate, a notarized signature, or a moving permit before a title can be transferred, and federal HUD standards apply to homes built after June 15, 1976. Confirm the process with the titling agency in your state and consult a licensed attorney before completing the sale. Use of this template does not create an attorney-client relationship with ScanContract.