Mobile Home Bill of Sale

DATE OF SALE: September 18, 2026

PLACE OF SALE (CITY, STATE): San Marcos, Texas

Record of a private sale of a manufactured or mobile home as personal property — no land included

1 PARTIES

Seller

FULL LEGAL NAME: Isla Bennett

MAILING ADDRESS: 480 Juniper Hollow Road, Lot 18

CITY, STATE, ZIP: San Marcos, TX 78666

PHONE OR EMAIL (OPTIONAL): (512) 555-0147

Buyer

FULL LEGAL NAME: Owen Flores

MAILING ADDRESS: 72 Alder Spring Lane

CITY, STATE, ZIP: San Marcos, TX 78666

PHONE OR EMAIL (OPTIONAL): owen.flores@example.com

2 HOME

YEAR: 2002

MANUFACTURER: Meadowline

MODEL: Cedar

SIZE (WIDTH × LENGTH, FT): 16 × 70

SECTIONS: ☑ Single ☐ Double ☐ Triple

MANUFACTURER'S SERIAL NUMBER(S) — ONE PER SECTION, FROM THE DATA PLATE: EXAMPLE-MH-2002-018

HUD LABEL NUMBER(S) (EXTERIOR CERTIFICATION LABEL): EXA 000018

TITLE OR OWNERSHIP-RECORD NUMBER: Statement of Ownership EXAMPLE-SO-018

ISSUING AGENCY AND STATE: TDHCA, Texas

CURRENT LOCATION (PARK OR COMMUNITY, ADDRESS, LOT OR SPACE NO.): Mesa Willow Park, 480 Juniper Hollow Road, Lot 18, San Marcos, TX 78666

INCLUDED ITEMS (APPLIANCES, SKIRTING, STEPS…): Refrigerator and electric range

CONDITION AND KNOWN DEFECTS: Cracked kitchen window; bedroom carpet worn. No repairs agreed. Land and the seller's freestanding storage shed are not included.

3 PRICE AND PAYMENT

SALE PRICE: $ 42,000.00

AMOUNT RECEIVED: $ 42,000.00

BALANCE DUE (IF ANY): $ 0.00

PAYMENT METHOD: ☐ Cash ☐ Check ☑ Bank transfer or payment app ☐ Other: _____

DATE PAYMENT RECEIVED: September 18, 2026

4 TERMS

The seller states that the seller owns the home, or is authorized to sell it, and that it is personal property. Mark only the statements that are true.

Liens and claims — check one

☑ The home is free of all liens, loans, unpaid taxes and claims by others.

☐ The home is subject to the following lien, loan or claim (holder and amount): _____

Condition — check one

☑ The home is sold "as is", in its current condition with the defects disclosed in section 2. The seller gives no warranty, express or implied, beyond what is written here, to the extent the law allows.

☐ The seller gives the following warranty: _____

The seller transfers to the buyer all of the seller's rights, title and interest in the home as personal property, with the items listed in section 2, subject to the state's transfer steps. No land, lot or lease is transferred by this form. Both parties agree to the terms on this form and on page 2.

5 SIGNATURES

By signing, each party confirms that the details on this form are true and complete to the best of their knowledge.

SELLER SIGNATURE: 

PRINTED NAME: Isla Bennett

DATE: 09/18/2026

BUYER SIGNATURE: 

PRINTED NAME: Owen Flores

DATE: 09/18/2026

WITNESS (OPTIONAL; SOME STATES REQUIRE ONE) — SIGNATURE

PRINTED NAME

DATE

Bill of Sale — continuation

Fill in the parties, item and date here too, so this page stays with page 1.

SELLER	BUYER	ITEM OR SALE REFERENCE	DATE OF SALE
Isla Bennett	Owen Flores	2002 Meadowline Cedar, serial EXAMPLE-MH-2002-018	September 18, 2026

ADDITIONAL TERMS (OPTIONAL)

Anything the parties have agreed that is not covered on page 1, such as whether the home stays in place or will be moved and by when, agreed repairs, the handover of keys and possession, or when a remaining balance will be paid.

Keys and possession handed over on September 18, 2026. The home stays in place at Mesa Willow Park, Lot 18, under the buyer's own rental agreement with the park. The buyer applies to TDHCA for the transfer of the Statement of Ownership.

INITIALS

SELLER	BUYER
IB	OF

Before you sign

1. Compare the serial number on the data plate inside the home and the HUD label number on the outside of each section with the title or ownership record and with this form. Record the two numbers separately; HUD does not issue VINs.
2. Check each party's name and address against photo ID, and the seller's name against the state's ownership record (certificate of title or statement of ownership).
3. Confirm that the home is recorded as personal property before using this form. A home that has been converted to real property (recorded with the land) is sold by deed with closing documents; this form does not convey land.
4. Write the agreed sale price. Record the amount received so far and any balance separately; only say "paid in full" when it is.
5. Mark only the lien and condition statements that are true. Ask the state agency and the county tax office about liens and unpaid property taxes; many states will not transfer the record until the taxes are paid.
6. The buyer's right to keep the home on its space comes from a separate rental agreement or approval from the park or landowner; get it in writing before paying. Then apply for the transfer of the title or statement of ownership within the state's deadline.
7. Sign and date in each other's presence. Some states require notarized signatures on the title or ownership forms; check before you sign. Keep a signed copy each.