Mobile Home Bill of Sale

DATE OF SALE

PLACE OF SALE (CITY, STATE)

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

1 PARTIES

Seller

FULL LEGAL NAME

MAILING ADDRESS

CITY, STATE, ZIP

PHONE OR EMAIL (OPTIONAL)

Buyer

FULL LEGAL NAME

MAILING ADDRESS

CITY, STATE, ZIP

PHONE OR EMAIL (OPTIONAL)

2 HOME

YEAR

MANUFACTURER

MODEL

SIZE (WIDTH × LENGTH, FT)

SECTIONS

☐ Single ☐ Double ☐ Triple

MANUFACTURER'S SERIAL NUMBER(S) — ONE PER SECTION, FROM THE DATA PLATE

HUD LABEL NUMBER(S) (EXTERIOR CERTIFICATION LABEL)

TITLE OR OWNERSHIP-RECORD NUMBER

ISSUING AGENCY AND STATE

CURRENT LOCATION (PARK OR COMMUNITY, ADDRESS, LOT OR SPACE NO.)

INCLUDED ITEMS (APPLIANCES, SKIRTING, STEPS…)

CONDITION AND KNOWN DEFECTS

3 PRICE AND PAYMENT

SALE PRICE $

AMOUNT RECEIVED $

BALANCE DUE (IF ANY) $

PAYMENT METHOD

☐ Cash ☐ Check ☐ Bank transfer or payment app ☐ Other:

DATE PAYMENT RECEIVED

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

DATE

BUYER SIGNATURE

PRINTED NAME

DATE

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

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.

INITIALS SELLER _____ BUYER _____

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.