

Instructions & Checklist

Mobile Home Bill of Sale

This package contains (1) Instructions & Checklist for Mobile Home Bill of Sale; (2) Information for Mobile Home Bill of Sale; and (3) Mobile Home Bill of Sale form.

The Seller should sign the Mobile Home Bill of Sale before a Notary. If there is more than one Seller, both Sellers should sign the Bill of Sale before a Notary. Notarization will allow the Mobile Home Bill of Sale to be recorded as a public record, if necessary.

Buyer(s) keeps original Mobile Home Bill of Sale.

Seller(s) should keep a copy of Mobile Home Bill of Sale.

Seller(s) should provide the name of any lien holder(s) where appropriate.

Buyer should make sure that there are no liens (by lenders, lien holders etc...) on the mobile home that have not been disclosed by Seller.

Seller should indicate if any fixture, equipment or other item is **not** sold together with the mobile home.

This form offers the option to sell the mobile “as is” or with some form of warranty. Pick whichever paragraph is appropriate and mark it with an “X”. You can also take out the inapplicable paragraph with your word processor.

If the “as is” paragraph is selected, the Buyer should initial the box on the right of the “As Is” Paragraph.

The Mobile Home Bill of Sale is not always sufficient alone to complete the sale of a mobile home. Some states or counties may also require that a “Certificate of Title” also be signed over by the Seller. Check with your local authorities.

These forms are not intended and are not a substitute for legal advice. These forms should only be a starting point for you and should not be used without consulting with an attorney first.

Information

Mobile Home Bill of Sale

If you are selling a mobile home, it is a good idea to document the transaction in writing. A Mobile Home Bill of Sale can be used for that purpose by anyone who is selling a mobile home. It can help both the Seller and Buyer to protect their rights and is useful to both for tax and other accounting purposes as well. A Mobile Home Bill of Sale can also help the Buyer prove that he/she owns the mobile home. Some states actually require that a Bill of Sale be completed when transferring a mobile home.

However, a Mobile Home Bill of Sale is not always sufficient, by itself, to complete the sale and transfer of a mobile home. The mobile home's Certificate of Title may also have to be signed over by the Seller.

With this form, the mobile home can be sold "As Is", without any type of express or implied warranty **or** with a warranty.

Please note that this information is not intended as and is not a substitute for legal advice. Furthermore, this information is general information that is not state specific. I furnish this for your convenience only and assume no responsibility for your use of this form.

Erville L. Arnold

MOBILE HOME BILL OF SALE

IN CONSIDERATION of the sum of \$ _____, received by _____, ("Seller(s)") whose address is _____ from _____ ("Buyer"), whose address is _____

_____ receipt and sufficiency of which are hereby acknowledged, Seller(s) grants, sells, conveys, transfers and delivers to Buyer the following mobile home ("Mobile Home"):

Make:	Model:
Serial Number:	
Size:	Year Manufactured:
Current Location:	

To have and to hold the same unto Buyer and Buyer's executors, administrators, and assigns, forever.

Mobile Home is sold together with an equal interest in all the fixtures, accessories and equipment and all other necessaries thereto appertaining and belonging except: _____

Seller warrants that Mobile Home is sold free and clear from any lien, security interest, mortgage or other encumbrance, except a lien by _____ ("Lien Holder").

Seller warrants to Buyer that Seller is the legal and true owner of the Mobile Home and that Seller has the right to sell the Mobile Home.

Seller will defend Mobile Home against any claims or demands, except any previously mentioned lien (if any).

The Mobile Home is sold AS IS with no express or implied warranties or representations having been made by Seller to Buyer.

Buyer's Initials _____

OR

The Mobile Home is sold with the following warranty:

IN WITNESS WHEREOF, Seller has hereunto executed and delivered this Mobile Home Bill of Sale this _____ ("Date").

(Signature of Seller)

(Signature of Seller)

State of _____)
) ss
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, _____ by _____ (name of Seller), who is personally known to me or who has produced _____ as identification.

Signature of person taking acknowledgment (Notary Public)

Name typed, printed, or stamped

State of _____)
) ss
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, _____ by _____ (name of Seller), who is personally known to me or who has produced _____ as identification.

Signature of person taking acknowledgment (Notary Public)

Name typed, printed, or stamped