Manufactured/Mobile Home Checklist

Opening Escrow

- ☐ Parcel #(s), Legal Description and Address
- ☐ Earnest Money: Must be "good funds"
- ☐ Purchase and Sale Agreement
- ☐ Purchase Price
- ☐ Loan Amount

Contacts
Addresses, Phone, Fax, and Email

- ☐ Buyer
- ☐ Seller
- ☐ Buyers Broker
- ☐ Sellers Broker
- ☐ Transaction Coordinators
- ☐ Lender
- ☐ Loan Broker
- ☐ 1031 Accomodator

Due Diligence

- ☐ Building Inspection
- ☐ Appraisal
- ☐ NHD Report
- ☐ Fully executed Manufactured or Mobile
- ☐ Home Purchase Addendum
- ☐ Decal numbers and Manufacturers name
- ☐ Serial number and year
- ☐ Insignia number – Length and Width
- ☐ If Mobile is on Land need Allocation
- ☐ If Mobile is in park need Park info

During Escrow

- ☐ Critical Dates Letter
- ☐ Parties ORG Docs
- ☐ Lender Demand Statements
- ☐ FIRPTA Status
- ☐ Review & Clear Title Issues
- ☐ Rent Roll(s)
- ☐ Estoppels (if applicable)
- ☐ Owner's Affidavit
- ☐ SNDAs
- ☐ Contingency Waiver(s) (if applicable)
- ☐ Survey (if applicable)
- ☐ Loan Documents
- ☐ Pro-forma Policy of Title

Prior to Closing

- ☐ 1031 Docs
- ☐ Closing Instructions
- ☐ Broker's Commission instructions (if applicable)
- ☐ Lender's Instructions (if applicable)
- ☐ Proceeds Instructions

Post Closing

- ☐ Closing Notices, Settlement statements & recorded doc copies sent
- ☐ Title Policy Issued

escrow321

Your #1 Escrow Resource

Manufactured Homes

Our escrow team is specifically trained and experienced in handling the unique requirements of manufactured and mobile home transactions. We are well-versed in navigating the specific departments, regulations, and boards involved, ensuring all steps comply with current laws and guidelines.

Dedicated Experts

Our specialized escrow officers bring up-to-date knowledge of the regulations governing manufactured/mobile home transactions. We understand the complexity of these transactions and maintain a proactive approach to facilitate seamless and efficient closings.

Why escrow321

Experienced Team

With years of experience in the field, our team is equipped to address the unique aspects of manufactured/mobile home transactions, from compliance with legal documentation to coordination with lenders and other parties involved.

Client-Centric Service

escrow321 values each client's needs and strives to make the process straightforward and stress-free. Our commitment to clear communication and timely updates helps keep transactions on track from start to finish.