



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



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.

