

BUYING A MOBILE HOME CHECKLIST



BUYING A MOBILE HOME IN A PARK

- How much is the homeowner's association fee (HOA)?

- Does the park have common areas you can utilize?

- Does the mobile home park have gated security?

- Do you receive adequate land and privacy to meet your needs?

- Can leased land be owned over time?

- Can you get a minimum 3-year lease to help qualify for a federally-guaranteed mortgage?

BUYING A MOBILE HOME FOR PRIVATE LAND

- Federal mortgage guidelines allow \$23,000 of the loan to apply to land.

- Mobile home mortgages that include land are generally 20-year loans.

- What are the annual taxes for the land?

- Calculate the tax increase of adding a manufactured home.

- Identify boundary markers as indicated on the property deed.

- Have deed researched and certified against potential liens or intrusive right-of-ways.

- Check the local community's crime rate.

- Check the local school ratings.

- Review local zoning and building codes regarding manufactured homes.

- Be certain power, water, and sewer are available.

- Know the cost of connecting to local services.

- Check for internet service.

- Know the cost/method of garbage and recycling pickup.

GENERAL CONSIDERATIONS

Know When To Buy: Manufactured home pricing has a tendency to fluctuate. Discounts may be available from January through March.

Know Mobile Home Sizes: There are three basic sizes of manufactured homes, single-wide, double-wide, and triple-wide.

- Single-wides - about 15 feet wide.
- Double-wides - 26 feet wide
- Triple-wides - upwards of 45 feet wide.

Know What Floor Plans Are Available: It's essential to consider things such as gathering spaces, need for a home office, kitchen size and amenities, and master bedrooms or master suites. Make a checklist of your family needs.

Know Your Financing Options: Potential buyers do not necessarily need to rely on niche lenders. Approved buyers can get a mortgage under loan programs such as FHA, VA, USDA Rural, Chattel, HUD, or other conventional options.

Know Your Customization Options: The cost of your new manufactured home will be driven by square footage, design, and customization options.


Know Potential Additional Costs: When securing financing for your new mobile home, conduct due diligence about peripheral things such as electrical, sewer, water, insurance, and other outlying costs.

CONTACT HOMES DIRECT

Mobile & manufactured homes dealer **Homes Direct** has 13 offices across California, Arizona, Oregon, New Mexico, and Washington State.

Homes Direct will help you purchase your home from start to finish.

Homes Direct will help with financing, permits, and finding contractors for any on-site works. After your home is delivered and installed, Homes Direct will do a final walkthrough with you. If you need any service after the purchase, Homes Direct will help you with that as well.

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